

6a. Staff Report - Cottage Housing Development Code Amendments

Planning Commission Meeting Date: November 17, 2022

Agenda Item: 6a.

PLANNING COMMISSION AGENDA ITEM CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Cottage Housing Development Code Amendments
DEPARTMENT: Planning & Community Development
PRESENTED BY: Elise Keim, Senior Planner

Public Hearing
 Discussion

Study Session
 Update

Recommendation Only
 Other

INTRODUCTION

The City Council identified cottage housing as the first priority for implementation of the Housing Action Plan adopted in May 2021.¹ The City received a Washington State Department of Commerce grant to assist in preparation of cottage housing Development Code amendments. Work to develop the amendments has been ongoing in recent months with the completion of an Existing Conditions Report (Attachment A), and completion of multiple public engagement events.

Tonight, staff will be presenting key findings from the Existing Conditions Report and Public Engagement Summary (Attachment B) and is seeking input from the Planning Commission on development standards of particular interest in light of community feedback.

BACKGROUND

Cottage housing regulations generally allow for 1 or 2 story houses that may be attached or detached. Houses are small, typically 700-1,200 square feet. The homes are arranged around a common interior courtyard.

With appropriate design standards, this type of housing blends into single family neighborhoods as cottage housing appears similar to single family houses from the street.



*Image: Cottage Housing Site Plan Example
Source: City of Anacortes Municipal Code*

¹ The Housing Action Plan can be reviewed at the following link:

<https://www.shorelinewa.gov/government/departments/planning-community-development/long-range-planning/housing-action-plan>

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Cottage housing is currently not a permitted type of development in Shoreline. The City previously had cottage housing regulations and permitted seven cottage housing developments from 2000-2004. These regulations were repealed in 2006 due to concerns about design and compatibility.

Cottage housing was introduced to the Planning Commission at the April 21, 2022 meeting. The staff report from the April 21st meeting is at the following link: <https://www.shorelinewa.gov/home/showdocument?id=55075>.

EXISTING CONDITONS REPORT

An Existing Conditions Report (Attachment A) was prepared and includes demographics, housing trends, and a zoning analysis. The following is a summary of the key findings.

Demographics

Recent data from the Office of Financial Management² estimates Shoreline's 2022 population is approximately 60,320 people. Over the last decade, young adults ages 25 to 34 and older adults ages 65-74 are the fastest growing age brackets in the City. This suggests young adults move to Shoreline with possible intent to grow their family, while older adults either choose to retire to Shoreline, or maintain residency in Shoreline as they reach retirement age. Further analysis shows that 1-2 person households make up 61% of all households in the City. Of those one person households, roughly 45% are age 65 or older.

Housing Trends

Housing supply data shows that single-family detached units are the most common housing type in Shoreline making up 67% of all housing units in the City. While 61% of households in Shoreline have 1 or 2 household members, just 13% of units have one or fewer bedrooms, and the majority of these smaller units are rentals.

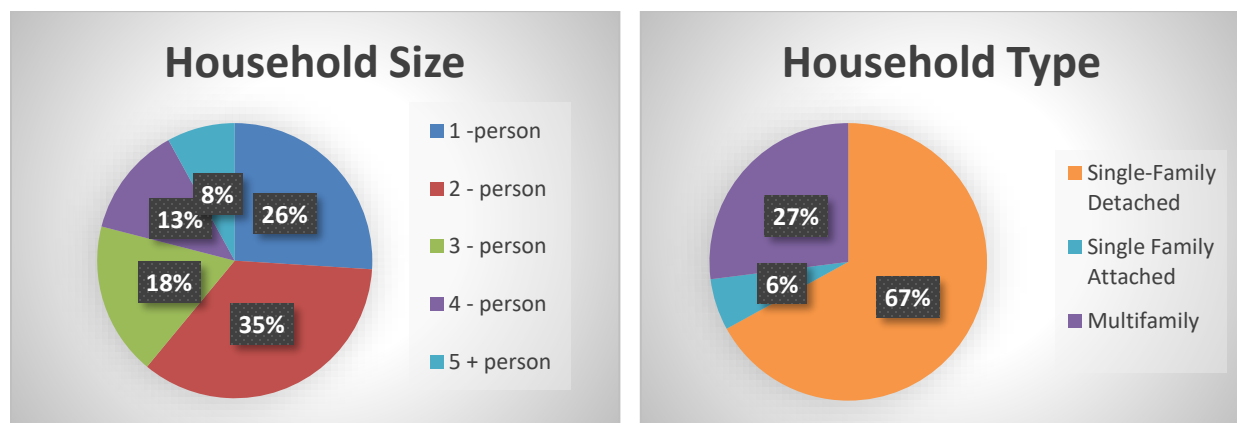


Figure: Households by Household size compared to distribution of housing stock by unit type

A lack of smaller for sale units (in lieu of rental units such as apartments) compared to the large percentage of smaller household sizes indicates a mismatch in housing

² <https://ofm.wa.gov/washington-data-research/population-demographics/population-estimates/april-1-official-population-estimates>

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options and household size. The limited availability of smaller, more affordable, for-sale homes forces prospective home buyers to choose from larger, more expensive housing options. Further pressuring a household's housing budget is the rapid increase in median home values, which are up 84% since 2015, while area median income over that same time has increased by only 29%.

Zoning Analysis

Shoreline has 17 zones that permit residential uses at a variety of scales from single-family homes on large lots to 7-story, multifamily apartment buildings. The City's two low-density residential zones (R-4 and R-6) represent 80% of lands available for residential development.

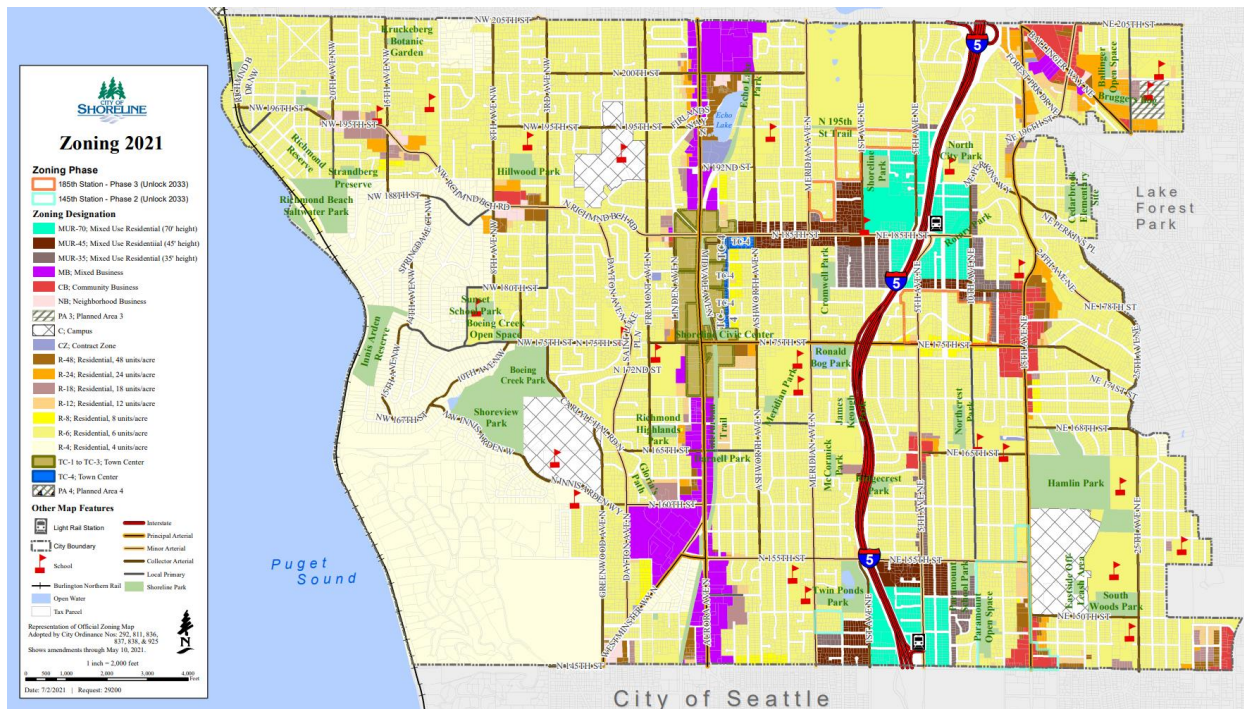


Image: City of Shoreline Zoning Map³

In just the R-4 and R-6 zones there are approximately 26.67 acres of vacant⁴ land and 142.65 acres that are considered redevelopable⁵. Cottage housing, a type of infill⁶ development of small, single-family detached homes, is most appropriate where it is compatible with current and allowed land use patterns of single-family detached homes.

³ The City's zoning map may be viewed online at the following link:

<https://www.shorelinewa.gov/home/showpublisheddocument/52116/637608371929670000>.

An interactive zoning map can be viewed at the following link:

<https://shoreline.maps.arcgis.com/apps/webappviewer/index.html?id=0d3bff120e054f8b81e0ca8681351d08>.

⁴ Critical areas are excluded from vacant land.

⁵ Redevelopable lands are properties that have some development already but could reasonably be expected to see additional development over a 15-20 year time horizon.

⁶ According to the Municipal Research and Services Center infill development is the process of developing vacant or under-utilized land within existing urban areas that have already been primarily developed.

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PUBLIC ENGAGEMENT SUMMARY

City staff and the consultant team met with stakeholder focus groups including community members, developers, and development review staff to understand their perspectives on cottage housing. An online survey of cottage housing design was available from July 10-September 26, 2022. A survey was also sent to residents of existing cottage developments asking about their experience living in cottage communities. Finally, a virtual open house was held on October 5, 2022, where the consultant team provided an informational presentation about cottage housing. After the presentation the meeting broke into small discussion groups and then wrapped up with a question-and-answer session⁷. A summary of the public engagement is included as Attachment B.

Major themes from the public engagement efforts indicated:

- A strong preference for retention of existing tree canopy, especially large conifer trees.
- The desire for single-level living for seniors was a priority for many community members.
- Sustainable or green building design.
- Affordability of housing was a common theme of discussion and anxiety over housing prices was prevalent.
- Parking was extensively discussed with opinions ranging from no parking required to more than 2-stalls per household.

Extensive surveying and discussion occurred surrounding cottage design. Opinions on the architectural design of the cottage development varied. Some had a strong preference for cottages reflecting the existing architecture of the neighborhood, where others were entirely indifferent.

Two important design standards were identified:

- The front porch was seen as vital for private, covered outdoor space.

“Covered porches are a great way for residents to sit outside and still be protected from rain or sun. Especially with small houses on small lots, covered porches are a great way to include private outdoor spaces.”

- Online survey response

- Designing for resident privacy both within the cottage development and from neighboring residences was a priority for many respondents.

“I absolutely see myself living in a cottage home provided it has privacy. I think that’s a big piece. I love the idea of being in community with people, being close. Having fences or shrubs to provide privacy, so my windows aren’t looking right into their window.”

- Community focus group response

⁷ A recorded version of the presentation is available online at: <https://www.youtube.com/watch?v=aKidqXhaljQ>.
Written responses to the questions and answers session are available online at:
<https://www.shorelinewa.gov/home/showpublisheddocument/57416/638024839322930000>

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Overall, survey respondents and focus group and open house participants indicated support for cottage housing with 72% of survey respondents indicating they would live in a cottage housing development if their development preferences were met. In the write-in responses to this survey question a number of people indicated interest in cottages as a housing option in retirement.

Table 16: Question 19

Would you ever choose to live in a Cottage House?	Percent of Respondents	Number of Responses
Yes	71.83%	232
No	12.07%	39
Other (please specify)	16.10%	52
Answered		323
Skipped		2

Figure: online survey responses to the question about living in a cottage home

Public outreach respondents acknowledged that different segments of the population have different housing needs and allowing some flexibility and variety between cottage housing developments can serve a diverse housing market. This will prove an interesting challenge for cottage regulations to allow sufficient flexibility for development while maintaining overall predictability for the community at large. The valuable insights from all public outreach participants help inform the code writing effort. The section below discusses different code topics and seeks Planning Commission direction.

COTTAGE HOUSING DEVELOPMENT CODE AMENDMENTS

The combination of the demographics, housing trends and zoning analysis and the feedback from the public engagement process and input from Planning Commission will inform the code writing process. Below are preliminary themes of the cottage code which were informed by public feedback. Staff are now seeking guidance from Planning Commission on these topics to direct staff as the draft code is written.

Location – Zones Suitable for Cottage Housing:

Compatibility of form, compatibility of nearby uses, and proximity to key services and amenities are all important considerations when determining where cottage housing will be most appropriate. The City's Zoning Map is included as Attachment C. An online interactive Zoning Map can be viewed at the following link:

<https://shoreline.maps.arcgis.com/apps/webappviewer/index.html?id=0d3bff120e054f8b81e0ca8681351d08>.

Below is the standard residential land use table from SMC 20.40.120:

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
RESIDENTIAL GENERAL									
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i	P-i				

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NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
	Mobile Home Park	P-i	P-i	P-i	P-i				
	Multifamily		C	P	P	P	P-i	P	P
	Single-Family Attached	P-i	P	P	P	P			
	Single-Family Detached	P	P	P	P				

P = Permitted

P-i = Permitted, subject to Index Criteria

C = Conditional Use

Considerations: Cottages are a residential form of development, so residential zones appear to be the most appropriate place to permit this kind of development. Public feedback largely indicated this type of housing could be appropriate throughout the City if they were designed thoughtfully, indicating a need for cottage development to adhere to certain criteria.



Image: a poll taken at Swingin' Summer Eve where respondents had to choose their top three amenities they liked to live near.

Many respondents indicated a desire to live close to shops and restaurants where they could walk rather than depend on their cars. Incentivizing homeownership opportunities within easy walking or biking distance of commercial areas could help meet this community priority.

"If the housing can be oriented near places that people want to live, i.e.: transit, shopping, dining, groceries, that would be ideal. It would work better to have less vehicles with transit access while simultaneously not using a single-occupant vehicle to travel to common places."

- Community survey response

Alternatives for Discussion:

1. Allow cottage housing in low-to-medium residential zones (R4-R-12).
2. Allow cottage housing in all zones where single-family detached housing is allowed (R4-48; TC-4).

Question: What zones should permit cottage housing? Should other, non-residential zones be considered?

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Density, Minimum/Maximum Number of Cottages:

Density (i.e. dwelling units per acre) is determined by the underlying zone. The density of a cottage housing development can either be at the base density for the underlying zone, or additional “bonus” density could be provided if a development meets certain criteria.

Residential Zones								
Standards	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Base Density: Dwelling Units/Acre	4 du/ac	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac	Based on building bulk limits

Considerations: Density bonuses are one way to incentivize development that reflects community priorities. During public engagement staff heard the following priorities:

- Tree retention
- Sustainability
- Walkability
- Accessibility (single-story homes)

Providing a menu of options for a developer to choose from can provide flexibility for a given development site while also offering the predictability of clear criteria. Incremental bonuses could be stacked to reward those developments that go beyond the minimum criteria in reflecting community priorities.

A minimum and maximum number of cottage units can help bring predictability to the neighborhood. Case studies of other jurisdictions allow cottage developments as small as two units and up to 24 units. Community feedback indicated a maximum development size of 10-12 cottages felt acceptable. Having a low cottage unit minimum allows the potential of modest infill development on smaller lots. Larger developments will likely occur on either large parcels or a consolidation of multiple parcels.

Alternatives for Discussion (Density):

1. Cottage housing may develop at 50% above the base density.
2. Cottage housing may develop at 50% above the base density if the development is Built Green certified.
3. Cottage housing may develop 50% above the base density, provided one of the following criteria is satisfied:
 - a. Built Green Certified
 - b. Within ¼ mile of a transit stop or nonresidential zone
 - c. One home is single-story

Alternatives for Discussion (Minimum/Maximum Units):

1. Cottage developments shall have a minimum of two units and a maximum of 12 units.
2. Cottage developments shall have no set minimum or maximum, it will be a function of sufficient lot size.

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Question: Should a density bonus be allowed outright for cottage developments or be subject to certain criteria? What should those criteria be? If there are different density bonuses, can they be stacked? Should there be a minimum or maximum number of dwellings for a given cottage housing development?

Minimum Lot Size:

Minimum lot size is typically determined by the underlying zone. The number of units that can be built will be dependent on the size of the lot and the allowable density.

Residential Zones								
Standards	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Minimum lot area	7,200 sq ft	7,200 sq ft	5,000 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	N/A

Considerations: Some zones have very small minimum lot sizes (2,500sf). With likely standards about private and common open space it might be impossible to get a cottage development on a lot that isn't a sufficient size. Other jurisdictions have varying minimum lot sizes for cottage developments:

- Kirkland, WA: No minimum
- Ashland, OR: 7,500sf
- Spokane, WA: 1/3 acre (14,520sf)
- Redmond, WA: ½ acre (21,780sf)

We heard from developers that based on the cost of land, regulations that could allow a cottage development on one existing parcel rather than assembling multiple parcels for a larger project can result in more affordable developments and allow smaller developers a chance to build in Shoreline.

Alternatives for Discussion:

1. Minimum lot sizes for cottage development are subject to the underlying zone
2. Cottage developments have a minimum lot size of 9,000sf

Question: Should the lot size be dependent on the underlying zone, or should there be a separate minimum lot size for a cottage housing development?

Maximum Unit Size:

The City does not have floor area size limit on dwelling units except for accessory dwelling units which are limited to 50% of the living area of the primary residence. Cottages are typically size-limited dwellings. They are meant for smaller households and can be built at higher densities than standard single-family homes.

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Residential Unit Type				
Standards	Single-Family House	Townhouse	Multi-Family/ Apartment	Accessory Dwelling Unit
Maximum unit size	N/A	N/A	N/A	50% of the living area of the primary residence

Considerations: The most popular unit type from the community survey was a 2-bed/2-bath configuration. This reflected the trend towards more people working from home and the convenience to two bathrooms in a household. Developers indicated two-bedroom homes also have better resale value than single-bedroom homes. Community members also indicated a great deal of interest in single-level living. Previous versions of the cottage code constrained the amount of first floor area to 700sf. Allowing larger first-floor footprints for one story units can provide more accessible forms of housing to those who find stairs challenging. Other jurisdictions have maximum unit sizes ranging from 1,000sf to 1,700sf.

Alternatives for Discussion:

1. Cottages shall have a maximum unit size of 1,300 sf
2. Cottages with lofts or second stories shall have a maximum building footprint of 800sf. Single-story cottages shall have a maximum building footprint of 1,000sf

Question: Should there be a maximum unit size? Should there be a maximum ground-floor footprint for a cottage house?

Maximum Building Height:

Building heights are typically set based on the zone. Heights can be increased on high density properties if they are adjacent to other high density or commercial zones. As a size-limited dwelling, cottage housing should also be subject to height limits.

Residential Zones								
Standards	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Maximum building height	30 ft (35 with pitched roof)	30 ft (35 with pitched roof)	35 ft	35 ft	35 ft (40 with pitched roof)	35 ft (40 with pitched roof)	35 ft (40 with pitched roof)	35 ft

Considerations: Community feedback indicated 1.5-2 stories would be appropriate as a maximum cottage height but expressed a desire for a mix of options in a cottage development. To accommodate a range of heights and unit styles buildings would likely range from 1-2 stories or about 15-25 feet in height. Privacy internal to the cottage development and between the surrounding neighbors is a community priority. Allowing two-story cottages can increase a resident's living space while keeping the building

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footprint on the lot much smaller. Privacy concerns can be addressed, not just through height, but through tree retention, landscaping, and unit placement.

Alternatives for Discussion:

1. Cottage heights are limited to 20ft (25 with pitched roof).
2. Cottage heights are not to exceed the building height of abutting properties.

Question: Should height limits be based on the underlying zone? Should height limits be based on the surrounding environment (for example, if all abutting properties are single-story, the cottages are limited to single story)? Should cottages have a separate standard for the housing type? Should the height standard be different based on different roof types? For example, flat roofs have a lower height limit than pitched roofs.

Other development standards:

SMC 20.50 includes a table of development standards based on a given zone.

Additional standards besides those listed above include:

Minimum lot width, setbacks, maximum building coverage and maximum hardscape coverage.

Residential Zones								
Standards	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Minimum lot width	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	N/A
Front Yard Setback	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Rear Yard Setback	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Side Yard Setback	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Max. Building Coverage	35 %	35%	45%	55%	60%	70%	70%	N/A
Max. Hardscape	45%	50%	65%	75%	85%	85%	90%	90%

Considerations: Currently, Shoreline has a setback requirement that any property with three or more dwellings abutting an R-4 or R-6 property will have increased setbacks to 15 feet along the shared property line. Internal lots trying to redevelop could face increased setbacks from multiple shared property lines greatly diminishing the ability to build a cottage development on a lot unless it is extremely large. These larger lots are not typically near walkable neighborhood nodes where infill is encouraged. This setback standard proves challenging for site planning, but also provides opportunity for community priorities of privacy and preservation of existing trees.

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This existing cottage development is on a parcel almost an acre in size, but it is surrounded by R-6 zoning. The red lines indicate approximate 15-foot setbacks from the surrounding R-6 zoned properties. All of the perimeter cottages would need to move inward significantly in order to meet a 15-foot setback requirement. Increased perimeter setbacks result in diminished usable community space in the center of the development.



Alternatives for Discussion:

1. Cottage developments are subject to the setbacks, building coverage and hardscape maximums of the underlying zone.
2. Cottage developments with three or more units shall have a 15-foot setback from any abutting property zoned R-4 or R-6
3. Cottage development setbacks are determined by unit height. Single-story units have a 5-foot setback from property lines. Two-story units have a 10-foot setback from property lines.

Question: Should these development standards for a cottage development be the same as the underlying zone, or should cottages have separate, distinct development standards regardless of the underlying zone? Should cottages with 3 or more units be subject to the blanket 15-foot setback from R-4 and R-6 lots or could the setback standards be flexible for cottage developments? For example: average setbacks to preserve trees or only requiring increased setbacks for two-story cottages.

Tree Preservation:

The City's tree code requires a minimum retention of 25% of significant trees and 30% on sites with critical areas in residential zones. Cottage developments in residential zones will be subject to these tree retention requirements.

Considerations: Retention of significant trees is a strong priority among community members. Designing with nature should be encouraged on all development sites. Identifying further incentives for significant tree retention above the 25% minimum threshold should be explored.

Alternatives for Discussion:

1. Cottage developments are subject to the tree code with no incentives for additional tree retention beyond those already in the tree code.
2. Significant tree retention above the 25% minimum is incentivized through flexibility in development standards including parking reductions, counting trees as open space and landscaping, and flexible setbacks to allow cottages to design around existing trees.

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Question: Should incentives be explored for cottage developments with a higher rate of retained trees? If so, what should those incentives be? For example: counting retained trees towards open space or required landscaping, flexible setbacks, parking reduction.

Parking Standards:

A base of two stalls per unit, with at least one stall being Electric Vehicle (EV) ready is a standard requirement for single-family and townhouse developments. Multifamily parking standards are based on unit size. When a development is within ¼ mile of a major transit stop, a 25% reduction in required parking is allowed.

Residential Unit Type				
Standards	Single-Family House	Townhouse	Multi-Family/ Apartment	Accessory Dwelling Unit
Minimum Parking Stalls	2 per unit	2 per unit	.75-1.5/DU depending on size	1 per unit

Considerations: Parking standards for cottages were a frequent topic of discussion. Some feedback indicated stalls should be based on number of bedrooms, some felt a flat rate of 1 per unit was appropriate. Others pointed out the importance of guest parking and having two stalls for the unit plus some guest parking would be most appropriate. Guest parking on the street was considered acceptable, but only if it is available right outside of the development. Residents of a cottage community indicated two stalls per unit would be desirable, along with a requirement for EV parking. Almost all participants agreed that a small garage would be their preferred type of parking if they lived in a cottage community.

“Small houses may need the storage option a garage provides. My house is small and my garage is a multipurpose space and my main storage area for luggage and other things.”

- Survey response

Other jurisdictions that were studied included either a base rate of parking per unit, an option for reduction when near transit, or a requirement for more parking for larger units.

Alternatives for Discussion:

1. Cottage development parking is required at a rate of 2 per unit.
2. Cottage development parking is related to unit size, units under 1,000sf require 1 stall per unit, units 1,000sf and above require 2 parking stalls per unit.
3. Cottage development parking can be reduced up to 25% when within ¼ mile of a transit stop or to preserve on-site significant trees above the minimum 25% retention requirement.
4. Cottage development guest parking is .25 stalls per unit which must be provided on site unless frontage improvements require on-street parking be built in which case those stalls can count toward the guest parking

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Question: Should parking be related to unit size? Are there any justifications for parking reduction? Examples: tree preservation, proximity to amenities like transit, commercial zones or schools. Should guest parking be required?

Landscaping:

Higher-density residential development like townhomes and multifamily developments have landscaping standards whereas single-family homes have none. Layers of landscaping help soften a development and increase privacy.

Residential Unit Type				
Standards	Single-Family House	Townhouse	Multi-Family/ Apartment	Accessory Dwelling Unit
Landscaping	N/A	Façade, setback and parking	Setback, transition area and parking	N/A

Considerations: Landscaping helps soften development, provide transitions between public and private spaces, and increases privacy between neighbors. Denser developments often have landscaping screening standards from their neighbors which include a mix of evergreen and deciduous trees along with a privacy fence. Within the cottage community itself there is a greater opportunity for landscaping flexibility. We heard from cottage residents that some trees planted in poorly considered locations have resulted in damaged walkways and damaged stormwater systems. Allowing for flexibility and self-determination of landscaping internal to the community helps ensure it meets community needs and can be maintained. Often cottage communities have homeowner’s associations which include property maintenance standards.

“It is not unusual to look out at our common space and see a soccer game going on with our cottage kids or neighbors meeting to chat and enjoy a glass of wine. I would encourage landscaping to be low maintenance and properly sized for future growth. We have had to remove trees that became too big for the area they were planted in.”

- *Response from a cottage resident*

Alternatives for Discussion:

1. Cottages have no specific landscaping standards.
2. Cottage developments shall have Type II perimeter landscaping at least 5-feet deep along the outer perimeter property lines.
3. Internal landscaping is required at the front of each cottage at a minimum depth of three feet.
4. Common open space shall be at least 250sf per cottage with no minimum dimension less than 10 feet.

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Question: Should cottages be subject to landscaping requirements? Should those requirements only be for the perimeter? Should there be any requirements for landscaping shared open space or landscaping around private cottages themselves?

Design Standards

Denser developments typically have site and building design standards.

Based on community feedback staff are considering the following site design standards for cottages:

- **Parking** – break up parking into smaller clusters and make sure it is screened. Determine whether attached parking is permitted or if it must be detached from the cottage.
- **Pedestrian access** – require paved walkways between units, common open space, and parking.
- **Solid waste storage and staging** – work with Recology on standards. Anticipate different requirements for communities under 10 units vs over 10 units. Make sure there are clear standards when service occurs on-site or curbside.
- **Utility & mechanical equipment** – screen from public view and maintain distance from neighboring properties
- **Private outdoor space** – covered and uncovered private outdoor space requirements with minimum dimension requirements
- **Common outdoor space** – minimum area and minimum dimensions. Study whether some portion of common space can be inside a clubhouse or community building vs. all outdoors.
- **Façade landscaping** – landscaping around the front of the units to help transition from common green and walkways to private living space. Minimum dimensions and planting standards.
- **Fences** - 6-foot fences along shared property lines, low fences and vegetation along the front property line. Allow internal fences at the discretion of the cottage community. Recommend these fences be low, not to be greater than 3’6” when facing a walkway or common open space.

Based on community feedback staff are considering the following building design standards:

- **Entryway orientation** – front doors and porches face toward common open space. Study whether a few units could face the street if they are within a certain distance of the street.
- **Covered entry porch** – make this a requirement with minimum area and minimum dimension
- **Cohesive architectural design** – study whether this should be reflective of the surrounding community’s architecture or internally consistent if there is no clear theme from the neighborhood. Parking structures, community buildings and accessory buildings to be architecturally similar to cottage residences.
- **Roof forms** – study whether specific roof forms should be allowed or prohibited (examples: gable, hip, mansard, shed, flat)
- **Building orientation for privacy** – offset windows and angle buildings from neighbors both internal to the community and external neighbors. Encourage eyes on the common green, not eyes into your neighbor’s kitchen.

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Question: Should the City look at other design standards for regulation and if so, what? Is it more important for a cottage community to have internal architectural consistency or for it to match the neighborhood?

Process:

All residential developments need to show they meet specific development criteria. This is typically handled through a building permit unless there is an associated land use decision like a subdivision. Process requirements for permitting other housing types are listed below.

Residential Unit Type				
Process	Single-Family Detached Residence	Townhouse Residence	Multifamily Residence	Accessory Dwelling Unit
Permit Type	Building Permit	Building Permit	Building Permit	Building Permit
Notice	None*	None*	None*	None*

*Notice is given to neighbors in the following instances:

- If the property is being subdivided
- If the project is subject to SEPA⁸

Considerations: The City already permits multiple buildings on one lot (MB1L) through building permits and associated site development, utility, and right of way permits. When meeting with review staff all disciplines indicated cottage developments could easily follow this type of development review with existing standards and processes in place. Notice is not given on an MB1L development unless the property intends to subdivide. Public outreach focused mainly on what cottages would look like, where they might go and what development standards were most important. Procedural requirements were not heavily discussed. Focus group members indicated they would appreciate being notified of a cottage development, but that they would also generally be supportive of this type of development. The subdivision potential of a cottage development will need to be explored. Current unit lot subdivision standards are written with townhomes in mind. Additional revisions to the subdivision code would be required to allow cottages to be subdivided, and not just condominiumized.

Alternatives for Discussion:

1. Cottage development is reviewed through building and associated site development, utility and right-of-way permits.
2. Cottage development of 6 units or greater requires notice to neighbors.

⁸ State Environmental Policy Act

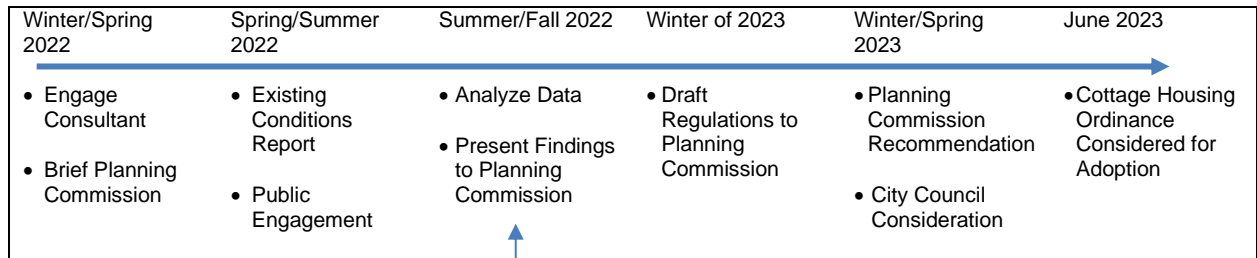
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Question: What type of permit review should cottage developments be subject to?
Should there be a separate notice threshold different than exiting notice requirements?
Should staff explore the potential for cottage style subdivisions?

NEXT STEPS

With direction received this evening, staff will prepare the draft Development Code amendments. The draft amendments are anticipated to be brought back for discussion at the February 2, 2023 meeting.

A project timeline is shown below.



We are here

ADDITIONAL INFORMATION

For more information about the cottage housing code, please visit the project webpage: www.shorelinewa.gov/cottagehousing or contact Elise Keim, Senior Planner, at ekeim@shorelinewa.gov or (206) 801-2553.

ATTACHMENTS

Attachment A – Existing Conditions Report
Attachment B – Public Engagement Summary
Attachment C – Zoning Map



BLUELINE

Existing Conditions Report – In Support of Development Regulations for Cottage Housing

Date: June 30, 2022

Prepared for:
City of Shoreline
Planning & Community Development Department
17500 Midvale Avenue N
Shoreline, WA 98133

Blueline Job No. 22-006
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Section 1 Introduction

In early 2020, the City of Shoreline began the development of a housing action plan to better understand the city's context in the Puget Sound's regional housing crisis. City staff evaluated the community's demographics, the existing regulations surrounding housing, and the current housing market to evaluate discrepancies between the types of housing being produced and the types of housing that can better meet the community's needs.

In May 2021, the City of Shoreline adopted the Housing Action Plan (HAP) containing a list of recommended actions and strategies that seek to create a wider variety of housing options that reflect the community's need and character. One proposed action, HAP Action 1.2, is to allow cottage-type housing as an option to enhance housing choices throughout the City.

1.1 PURPOSE

The Shoreline HAP was funded by the Washington State Department of Commerce under House Bill 1923 (HB 1923). The bill enacted a grant for cities to utilize in completing actions that support housing affordability. The guiding purposes of the Shoreline HAP were the following:

- Increase the housing supply;
- Increase variety of housing types;
- Provide more affordable housing;
- Serve low-income households and minimize displacement;
- Preserve existing housing units when appropriate.¹

The HAP evaluated the City's housing conditions and demographics and developed appropriate policy recommendations for the community. Proposed recommendations were designed to encourage more affordable market rate housing and a larger variety of housing types to meet the community's demand.

Cottage housing was selected as an initial action the City should take towards allowing more housing choices. This implementation task was selected because the City already has a history with cottage housing. Shoreline previously allowed cottage housing, but the ordinance was repealed in the early 2000s. There are seven (7) existing cottage developments operating within the city's limits. The HAP recommends cottage housing as an initial implementation action because cottages can increase the variety of housing types in the city while maintaining Shoreline's existing single-family residential development pattern.

1.2 RELATIONSHIP TO COMPREHENSIVE PLAN AND HOUSING ACTION PLAN

The Comprehensive Plan is a statutory planning document under the Washington Growth Management Act (GMA) requiring a 20-year population growth analysis to evaluate impacts on public infrastructure, services, and community character. Shoreline's current Comprehensive Plan was adopted by City Council in 2012; however,

¹ City of Shoreline, Community Attributes, Inc., BDS Planning and Urban Design, CAST Architecture, "Shoreline Housing Action Plan," 2021.

the plan is periodically updated every 8-years². The periodic update requires an update of the comprehensive plan and development regulations to reflect changes in the GMA and to respond to changes in land use and population growth.

The GMA also allows the City to amend its Comprehensive Plan once a year to address changing conditions or emerging issues. Changes that are proposed by the City or the public are compiled as a docket, and the City Council chooses which of the proposed changes will be analyzed. Following a public review process, the City Council votes to accept or deny the amendments.

The Housing Element, a chapter in the Comprehensive Plan, highlights the current residential housing stock and projects housing needs to support the City's future population. The element includes goals and policies that seek to preserve the quality and vitality of a community while creating greater housing diversity and affordability.

The 2021 HAP is a broad overview of Shoreline's existing housing conditions and residential needs with more recent housing data than the 2012 Comprehensive Plan. Data gathered from the 2021 HAP will be used to inform the periodic update of the Comprehensive Plan. The HAP contains actions the City can take to meet those needs and can be used to guide Shoreline's Comprehensive Plan update. Implementing a cottage housing code, an action outlined in the HAP, is one way the City is attempting to meet its housing needs.

1.3 DECISION MAKING PROCESS

While drafting the cottage housing regulations, City staff will coordinate with Planning Commission to provide status updates and obtain feedback regarding the development regulations for cottage housing. A public engagement plan will be developed to guide meaningful public participation that actively seeks out and engages community groups and populations that are historically under-represented in traditional planning processes. Furthermore, City staff will seek out feedback from groups who are most likely to be interested in, or impacted by, cottage housing. Public participation is essential to shape the characteristics and style of cottage housing in the City of Shoreline. Engagement methods will include a visual preference survey (questionnaire with pictures to visualize options), the City's [Cottage Housing web-page](#), a stakeholder group interview/focus group session, and a community open house. Further opportunities for engagement will be City Council and Planning Commission meetings, public hearing and comment periods, and other methods as the public engagement plan will detail.

Once the development regulations are drafted, Planning Commission will review the code and provide a recommendation prior to its presentation to City Council. Then, City Council will make the final determination for adoption.

² After 2027 a periodic update is due every 10-years from the last adopted periodic update per RCW 36.70A.130.

Section 2 Overview of Cottage Housing

In alignment with the City’s Comprehensive Plan Housing Element Goal H II, development regulations for cottage housing will encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations. Shoreline’s housing stock is primarily single-family detached homes, comprising approximately 67% of all housing units.³ The cottage housing regulations will set forth standards that guide cottage development in residential neighborhoods while encouraging a wider variety of housing styles in the city.

The intent of the Cottage Housing Regulations is to add variety to the housing stock within the existing residential landscape while also encouraging development of alternative housing units to create more paths to home ownership. Cottage housing allows homeowners to have some of the same benefits as traditional single-family housing, such as privacy and resale value, with potential additional benefits of lower costs and maintenance of a smaller home. Cottage housing units typically range in size from 700 to 1,300 square feet, but some cities permit cottages up to 1,800 square feet or greater. Because of their smaller size, cottage units are most desirable to small households, such as young professionals, single-parent households, and empty-nesters or retirees. Sixty-one percent (61%) of Shoreline’s households are small, consisting of one or two people.



Figure 1: Greenwood Avenue Cottages in Shoreline
Source: [The Cottage Company](#) via [Facebook](#)

Cottage housing is not new to Shoreline. It was introduced to the city within the 1998 Shoreline Comprehensive Plan which prompted the City to adopt their first cottage housing code in 2000. Due to public concerns, which are detailed in Section 6.1 of this report, the code was repealed in 2006. During the life of the original code, seven (7) cottage housing developments were constructed. These provide 56 cottage homes throughout the city today. These developments are almost exclusive to the R-6 Zone, with one development present in the TC-4 zone. Cottage housing is revisited again now to achieve implementation of the HAP and to encourage more housing choices within the City of Shoreline. With the help of the community, cottage housing regulations will be developed to identify the location, density, and design of cottage housing in Shoreline.

³ US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020.

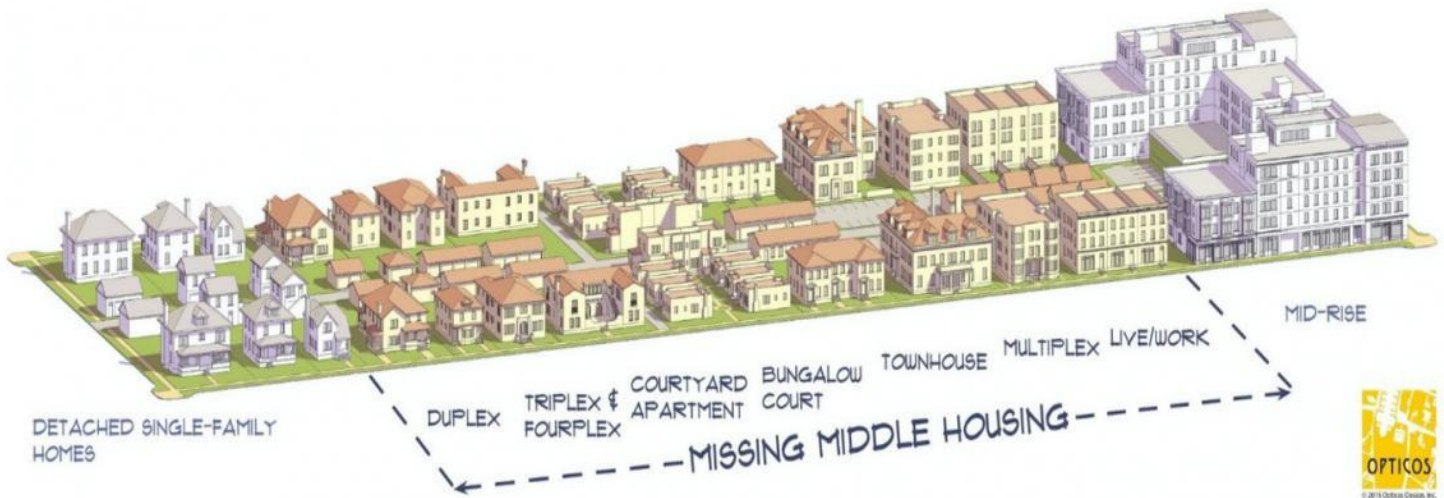


Figure 2: Missing Middle Housing
 Source: [Opticos Design](#)

2.1 MIDDLE HOUSING TYPES

Missing middle housing is a term that was coined to describe the shortage of housing types that do not completely fit the design or character of low-density detached single-family homes or high-density multifamily developments.⁴ By creating a mixture of housing types, cities can meet differing income and generational housing needs. Single family and multifamily homes are on opposing ends of the housing density scale, which is why all other housing types are considered middle housing as shown in Figure 2. Like many cities, Shoreline generally lacks missing-middle housing types that can serve a diversity of income and generational needs. Although townhomes have been an increasingly popular housing choice for smaller households in the city, single-family attached homes only comprise 4% of the city’s housing stock as of 2020.⁵

Middle housing options are also aimed at people who are “middle” income. They are some of the most affordable housing types on a cost-per-square-foot basis. In general, these housing types are more affordable than traditional single-family homes and provide a wider range of design and locational choices than apartment buildings. Middle housing has the potential to add compatible density into established neighborhoods and can grant more households an opportunity to build wealth through home ownership. With more housing variety, the housing stock can meet a greater diversity of household needs. Exhibit 1 summarizes all housing types that fall within the middle housing category and what their defining characteristics are.

⁴ Missing Middle Housing term created by Daniel Parolek/Image © [Opticos Design, Inc.](#)/For more info visit www.missingmiddlehousing.com

⁵ US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020.

Exhibit 1: Missing Middle Housing Categories⁶

Housing Category	Descriptive Characteristics
Duplex	Small, attached housing units that consist of two dwelling units arranged side-by-side. Units are typically one or two stories. Each unit has a separate entry to the street. Appears similarly to a small to medium single unit household.
Stacked Duplex	A stacked duplex is similar to a standard duplex in size and density; however, one unit is on the bottom floor, and another is on the top floor.
Stacked Triplex	Small to medium attached housing units that consist of three dwelling units stacked on top of one another. Triplexes are usually three to three- and one-half stories and appear similarly to a townhome.
Fourplex	A two-story attached structure with four dwelling units. Two units are on the ground floor and two are above, with a shared or individual entry to the street. The dwelling type appears similarly to a single unit house.
Courtyard Building	Courtyards range from one to three-and- one-half stories and have multiple detached or attached dwelling units. Homes are typically side by side or stacked. Units are oriented around a shared courtyard that opens to the street.
Cottage	Cottages are a group of detached structures that surround a common open space and community building. Cottages are usually one to two stories.
Townhome	Small to medium attached structures that consist of two to sixteen dwelling units placed side-by-side. Each unit has their own entryway, and each entryway faces right-of-way. Units are usually two to three stories.
Multiplex	A single detached structure with five to twelve dwelling units that are arranged side-by-side and/or stacked. The structure has one shared entry from the right-of-way and has the appearance of a medium to large single-family home.
Live-Work	A small to medium sized attached structure that has dwelling units above a ground floor retail or non-residential use. Live-work units are two to three- and one-half stories and have separate access to the right-of-way from the ground floor use.

⁶ “Missing Middle Housing”, Opticos Design, Inc., For more info visit www.missingmiddlehousing.com

2.2 DEFINING CHARACTERISTICS OF COTTAGE HOUSING

Cottage housing is different than other missing-middle housing types and serves an important role in diversifying the housing inventory. The 2012 Shoreline Comprehensive Plan defines cottage housing as detached single-family housing that has the following characteristics:

- 1) Each unit is of a size and function suitable for a single person or small family;
- 2) Each unit has the construction characteristics of a single-family house;
- 3) The density of clustered housing is typically 7-12 units per acre;
- 4) All units are located on a commonly owned piece of property and may have shared amenities (i.e. party room, tool shed, garden, orchard, workshop, parking areas;
- 5) The site is designed with a coherent concept in mind, including: shared functional open space, off-street parking, access within the site and from the site, and consistent landscaping⁷.

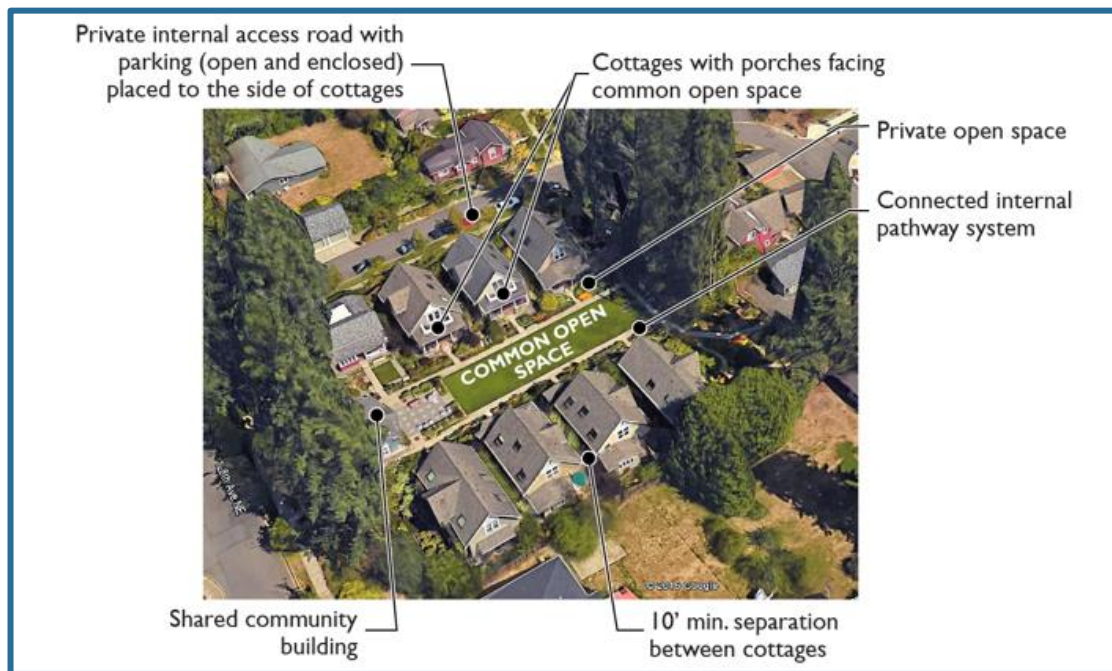


Figure 3: Cottage Housing Site Plan Example

Source: [City of Anacortes Municipal Code](#)

As shown in Figure 3, cottage developments look and feel like single-family homes, but they feature a smaller footprint and are built at a higher density. Developments usually have between four (4) and twelve (12) housing units, typically separated by a distance of 10 feet or more. Each unit stands alone and does not share walls with other residents, unlike attached townhomes or duplexes. Because cottages are smaller in size, they are easier to

⁷ City of Shoreline, "Comprehensive Plan", December 10, 2012.

maintain. Each cottage is typically between 700 and 1,300 square feet in floor area. Fewer building materials and shorter construction times allow development savings that can be passed onto buyers. Thus, on a one-to-one basis, cottages can be lower in cost than traditional single-family homes and are marketable to moderate-income households. Cities can regulate the floor area of cottages to ensure that a variety of housing sizes are developed that would increase affordability to a mix of income groups. Cottages can be one- or two-story structures; however, the majority of floor area is on the first floor to reduce the potential for tall, narrow homes that look like a townhome or duplex.

Cottage developments operate as a micro-neighborhood; single family homes are built with a uniform architectural design and maintain common open spaces and community buildings. Cottages are designed to be community oriented through clustering, or homes built closely to one another, oriented around common open space, and shared parking areas. The clustered arrangement contributes to a strong sense to community and provides some degree of privacy while having the benefit of enhanced safety with more eyes⁸ on the shared development. Common areas also enhance the visual and physical experience of cottage living for residents while providing opportunities for recreation and socializing.

2.3 COTTAGE HOUSING DENSITY

Cottages are comparable to the density to single-family attached units, such as a duplex, triplex, or quadplex. Cottages typically are clustered with 4 to 12 dwelling units per development. Common spaces are maintained by collective property ownership under a shared maintenance agreement and/or condominium agreement. There is flexibility in the density of cottage homes because the development regulations will primarily determine the number of cottages that can be developed on a given parcel. The number of cottage homes proposed impacts the amount of parking and open space requirements for the overall development, which limits the number of potential homes on a parcel.

⁸ *Eyes on the street* is a concept developed by urbanist Jane Jacobs in her book titled “The Death and Life of Great American Cities”, qualifying that active streets and communities enhance neighborhood safety by increasing the number of people visually and physically participating in community life.

Section 3 Demographics and Housing Trends

Demographics and housing trends are important factors to consider when evaluating new housing types. These datapoints provide information about demand and marketability. Furthermore, understanding the community in terms of age, ethnicity, and backgrounds strengthens a city’s ability to plan for its residents’ housing needs. Combining this understanding with housing trends creates a clearer picture of housing needs in a city.

With a clear picture of community demographics and regional trends, cities can plan for a variety of housing options. Additionally, a variety of housing types are necessary to support “the household life cycle” of residents. Studies show that there is a regular sequence in the tenure, type, and size of units occupied by residents over their lifetime.⁹ For example, young single individuals or couples typically occupy small rental units or apartments. As households progress, couples and small families move to larger rental units (such as single-family detached homes) before buying a home. After peak household size is reached in the middle of the life cycle, households begin to reduce their housing consumption by moving to smaller single-family homes, townhomes, cottage or carriage housing, or small rental units. While this household life cycle is common it is not a standard experienced by all persons, and local data should be analyzed.

Housing choices are influenced and guided by income and expenditures, as well as life stages. Cities need to plan for flexibility and variety when considering housing choices. When considering cottage housing locations and development standards the questions of who will live in cottage housing and why should inform the regulations.

3.1 POPULATIONS AND HOUSEHOLDS

Shoreline is home to over 56,000 people. While the region is experiencing upward trending population and growth patterns, Shoreline’s population growth has stabilized and has grown an average of 0.5% each year since 2005. The population consists of people identifying as white, non-Hispanic or Latino (64%), followed by Asian, non-Hispanic or Latino (15%), Hispanic or Latino (8%), Black, non-Hispanic or Latino (6%) and two or more races, non-Hispanic or Latino (5%). People identifying as Native American, Pacific Islander, or other races make up a very small percentage of the population.¹⁰

Households consisting of one or two people are the most prevalent throughout Shoreline, representing around 61% of all households. Over the last decade, young adults ages 25 to 34 and older adults ages 65 to 74 are the fastest growing age brackets in the city. These patterns suggest two things: young adults move to Shoreline (rent or buy single-family homes) with the intent to grow their family, and secondly, older adults choose to retire in Shoreline or hold onto their single-family homes.¹¹

⁹ Department of Housing and Urban Development, McCarthy, Kevin. “The Household Life Cycle and Housing Choices,” (1976).

¹⁰ US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020.

¹¹ City of Shoreline, Community Attributes, Inc., BDS Planning and Urban Design, CAST Architecture, “Shoreline Housing Action Plan,” 2021.

Exhibit 2: Households by Household Size

Household Size	Number of Households	Percent of Total
1-person	5,588	26%
2-persons	7,678	35%
3-persons	3,986	18%
4-persons	2,855	13%
5-persons	1,141	5%
6-persons	430	2%
7-or-more persons	142	1%
TOTAL	21,820	100%

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020.

In the census, a “family” is a household where two or more people are related by birth, marriage, or adoption. This definition causes household census data to be limited, as it does not account for un-married couples who live together, but the observations of the data are still relevant. As shown in Exhibit 3 below, there are 6,994 married couples that have no children, accounting for 32% of all households in the city. Based on the city’s age distribution, these married couples are likely either empty nesters or young adults without children. There are also 1,621 family households with their own children, but no spouse present. These single-parent households make up 5% of all households in the city.

Exhibit 3: Family Type by Presence and Age of Own Children Under 18 Years

	Total Family Households	Percent of Total Households
Married-couple family:	11,630	53%
With own children under 18 years:	4,636	21%
No own children under 18 years:	6,994	32%
Other family:	2,820	13%
No spouse present, with own children under 18 years:	1,199	5%
No spouse present, without own children under 18 years:	1,621	7%

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020.

The next exhibit, Exhibit 4, provides further insight into the makeup of the single-person households that make up 26% of the total households in Shoreline. Of the people living alone, roughly 45% or 2,531 of them are 65 years or older.

Exhibit 4: Single-Person Households

	Total Family Households	Percent of Total Households
Householder living alone	5,588	26%
Householder living alone, 65 years and over:	2,531	12%

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020.

3.2 HOUSING SUPPLY

As of 2020, Exhibit 5 shows single-family detached units make up the majority (67%) of all housing units in Shoreline followed by units in multifamily buildings with 10 or more units (21%) and single-family attached unit (4%). Exhibit 6 displays the distribution of number of bedrooms within each unit. While 61% of households in Shoreline have only one or two members, just 13% of units have one or fewer bedrooms, and 86% of these smaller units are rentals. A lack of smaller owner-occupied units compared to the percentage of one or two person households is noteworthy since smaller units are typically more affordable especially for smaller households that may be living off one income.

Exhibit 5: Distribution of Housing Stock by Unit Type

Housing Type	Housing Units	Percent of Total
Single-family, detached	14,719	67%
Single-family, attached	929	4%
Duplex	275	1%
Multifamily (3 or 4 units)	561	3%
Multifamily (5 to 9 units)	618	3%
Multifamily (10+ units)	4,655	21%
Mobile Homes or Other	63	0%
TOTAL	21,820	100%

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020.

Exhibit 6: Housing Units by Number of Bedrooms

Number of Bedrooms	Housing Units	Percent of Total
No bedroom (or Studio)	890	4%
1 bedroom	1,992	9%
2 or 3 bedrooms	12,940	57%
4+ bedrooms	6,448	30%
TOTAL	21,820	100%

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020.

Over the past decade, low for-sale unit availability within the region has created upward pressure on prices, making median-priced homes less affordable. Housing is considered affordable if the household is spending no more than 30% of its income on housing costs; otherwise, the household is deemed cost-burdened. The 2020 median home price of \$644,000 is affordable, for approximately 34% of households in Shoreline.¹² For renters, a household must earn at least \$65,000 to afford the city’s median rent of \$1,635. About 36% of households earn less than \$65,000.¹³

¹² Although 2021 median home value data is available, the most recent income distribution data for Shoreline is from 2020.

¹³ US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020.

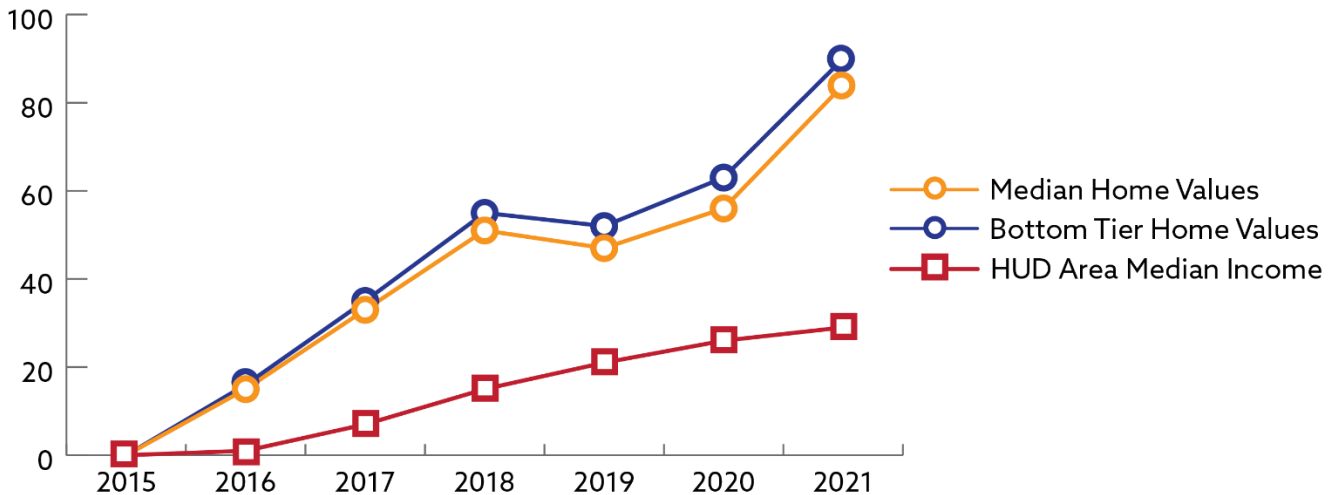
Median home values have risen 84% since 2015, as shown in Exhibit 8. Bottom-tier homes is a term used by Zillow for housing units that are in the 5th to 35th percentile of all units by value. The value of bottom-tier homes has risen 90% in Shoreline since 2015. Over the same period, the US Department of Housing and Urban Development (HUD) area median income (AMI) has increased by 29%. HUD uses regional data to determine the AMI for the Seattle-Bellevue, WA HUD Metro Fair Market Rent (FMR) area, which includes Shoreline. As these numbers display, median housing costs have far outpaced regional wage growth, meaning that ownership affordability is getting further and further out of reach.

Exhibit 7: Shoreline Home Values and HUD AMI 2015 to 2021

	2015	2016	2017	2018	2019	2020	2021
Median Home Values	\$411,581	\$473,151	\$547,898	\$622,220	\$604,011	\$643,708	\$755,690
Bottom Tier Home Values	\$309,890	\$358,162	\$416,856	\$480,365	\$470,070	\$505,758	\$589,611
HUD Area Median Income	\$89,600	\$90,300	\$96,000	\$103,400	\$108,600	\$113,300	\$115,700

Source: Zillow, Home Value Index, 2021; HUD, Income Limits, 2021.

Exhibit 8: Percent Change in Home Values and HUD AMI 2015 to 2021



Source: Zillow, Home Value Index, 2021; HUD, Income Limits, 2021.

Exhibits 9 and 10 show the available housing supply distributed into the income bracket to which it is affordable, for both owner-occupied and renter-occupied units. This is compared to the number of owner and renter households in each income bracket. HUD deems any household that makes 80% AMI or less as low-income. The city’s existing owner-occupied housing supply does not have enough units compared with the number of low-income owner households. This means that many low-income owner households are likely cost-burdened. As for the renter-occupied housing supply, the demand is met only within the 50 to 80% AMI range. The deficits only pose an issue within less than 30% AMI and 30 to 50% AMI household income brackets where renter households are probably cost-burdened. With the excess supply affordable to the lower income brackets, the renter households in the greater than 80% AMI range can find housing that is even more affordable to them. The probability that they are cost-burdened is lessened.

Exhibit 9: Home Ownership Affordability by Income Bracket

	Owner Households	Units Affordable to Income Bracket	Surplus/Deficit	Demand Currently Met?
≤50% AMI	2,090	395	-1,695	No
50 to 80% AMI	1,340	840	-500	No
80 to 100% AMI	1,425	1,690	+265	Yes
>100% AMI	9,300	11,335	+2,035	Yes

Source: HUD, CHAS Data, 2018.

Exhibit 10: Rental Housing Affordability by Income Bracket

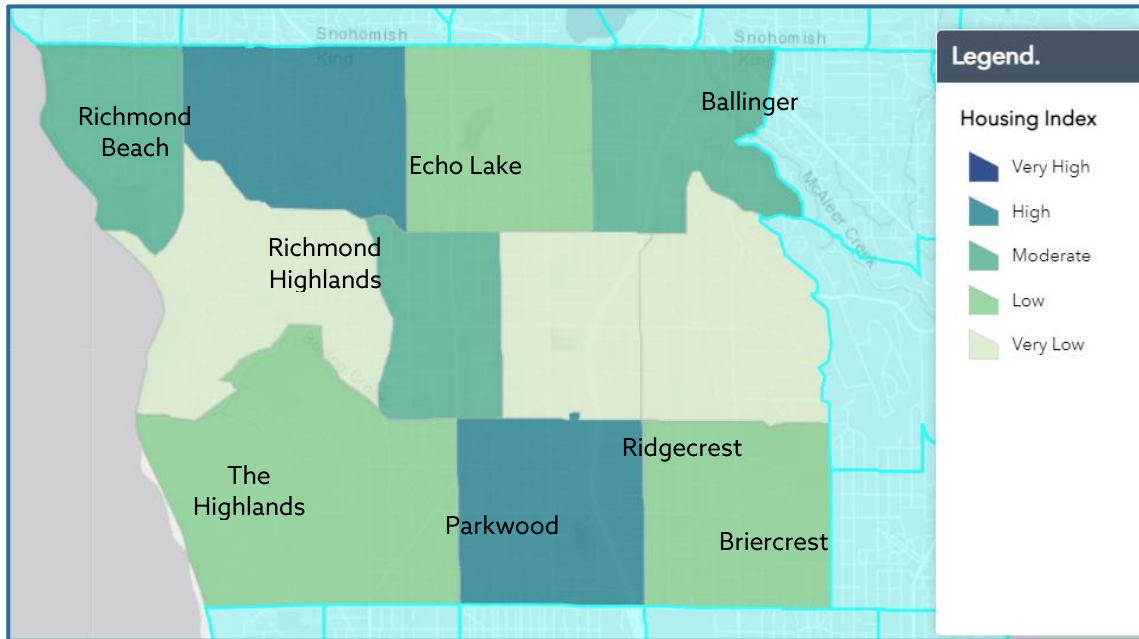
	Renter Households	Units Affordable to Income Bracket	Surplus/Deficit	Demand Currently Met?
≤30% AMI	2,060	1,150	-910	No
30 to 50% AMI	1,325	1,050	-275	No
50 to 80% AMI	930	2,750	+1,820	Yes
>80% AMI	3,695	3,255	-440	No

Source: HUD, CHAS Data, 2018.

3.3 HOUSING AND NEIGHBORHOOD QUALITY INDEX

The Puget Sound Regional Council (PSRC) has developed an opportunity mapping tool to analyze growth. It identifies whether people living in a neighborhood (census tract) have more or less access to opportunities for housing, mobility, employment, education, and health/environment. One of the indices this tool evaluates is the Housing and Neighborhood Quality Index, which represents an assessment of vacancy rates, housing stock condition, and crime.

Exhibit 11: Housing and Neighborhood Quality Index for Shoreline



Based on Exhibit 11, six of the eleven census tracts in the City of Shoreline are considered “very low” or “low” for housing and neighborhood quality. This is primarily driven by two factors: housing stock condition and vacancy rate the majority of the housing stock in the city dates back to 1950 to 1980, with a quarter of all homes in the city dating to the 1950s.¹⁴ Much of the older housing stock is in good living condition and represents the unique character of Shoreline. However, redeveloping abandoned or underutilized properties and improving infrastructure such as sidewalks, planting strips, utilities, and more can revitalize neighborhoods and increase quality of life.

Housing and neighborhood quality is also affected by the vacancy rate. Generally, a low vacancy rate, around 3%, indicates that people want to live in a particular area, whereas a high vacancy rate, above 5%, means the opposite. Neighborhoods with a low housing index may have higher rates of vacancy due to undesirable circumstances, such as lack of transportation, infrastructure, or essential amenities like schools, medical care, and restaurants or shops. In 2020, Shoreline had an overall vacancy rate around 3.7%, which indicates that the city is a desirable place to live. From the year 2000 to 2018, the total number of vacant units in Shoreline increased from 620 to 760 units.¹⁴ This slight increase in vacant units over the last two decades is a positive benefit for the local housing market, and is likely supported by the city’s housing production.

Developing cottage housing is one piece of a greater effort to increase the housing and neighborhood quality by revitalizing the housing stock and continuing to grow the number of available housing units in the city. As land prices increase, cottage housing provides an opportunity for infill development to make the most of smaller

¹⁴ City of Shoreline, Community Attributes, Inc., BDS Planning and Urban Design, CAST Architecture, “Shoreline Housing Action Plan,” 2021.

pieces of land. Additionally, parcels with older single-family homes can be redeveloped with cottage housing to diversify the housing stock and increase the density of housing units in a neighborhood to provide additional housing options for residents.

3.4 WHO WILL LIVE IN COTTAGE HOUSING?

Cottage housing is meant to suit the needs of smaller household types by providing a more affordable alternative to larger single-family detached homes. Based on the demographics of Shoreline, cottage housing will be a desirable housing choice for individuals or small families, consisting of young adults without children, and older adults who are looking to downsize.

As previously stated, Shoreline generally lacks missing-middle housing types that can serve a diversity of income and generational needs. Single-family attached homes only comprise 4% of the city's housing stock as of 2020, and there is increasing demand for similar unit types.¹⁵ Cottages differ from attached single-family homes, such as townhomes, in that they do not share walls with other residents and have a focus on central open space. Cottages also feature a degree of privacy that is similar to larger single-family homes, as they are typically screened away from public right-of-way and are standalone units. By offering attributes of both privacy and community, cottage housing is likely to attract senior homeowners.



Figure 4: Greenwood Avenue Cottages in Shoreline
Source: [The Cottage Company](#) via [Facebook](#)

Cottage housing can increase the health of the housing stock by helping older adults transition out of large, single-family homes and into smaller dwelling units. Often, older adults are looking to reduce their housing consumption, but there are few opportunities for them to downsize and still live comfortably within their same neighborhood. Because young adults ages 25 to 34 and older adults ages 65 to 74 are the two fastest growing age groups in Shoreline, offering cottage housing for older adults can naturally increase the vacancy of single-family homes, and young adults with growing families can purchase them. The addition of cottage housing can stimulate the turnover of single-family housing, so the market can offer a diversity of units for different income brackets and different household types.

¹⁵ US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020.

Section 4 Zoning Analysis

Zoning is a method of organizing a jurisdiction’s development patterns by uses. This grants a jurisdiction authority to regulate land uses through zoning development standards, such as setbacks, height, landscaping, and density. Residential unit types can be more compatible with certain zones than others; for example, a detached single-family unit would not be appropriate in a high-intensity commercial or industrial zone. The following analysis examines each of the residential zones in Shoreline and their potential compatibility with cottage housing.

4.1 SHORELINE’S ZONES AND RESIDENTIAL USE PROVISIONS

SHORELINE’S EXISTING ZONES

Shoreline has 20 different zones as shown in Exhibit 13, of which 17 permit residential uses¹⁶. Cottage housing should only be considered in zones that already permit residential uses. Exhibit 12 shows Shoreline’s residential zones.

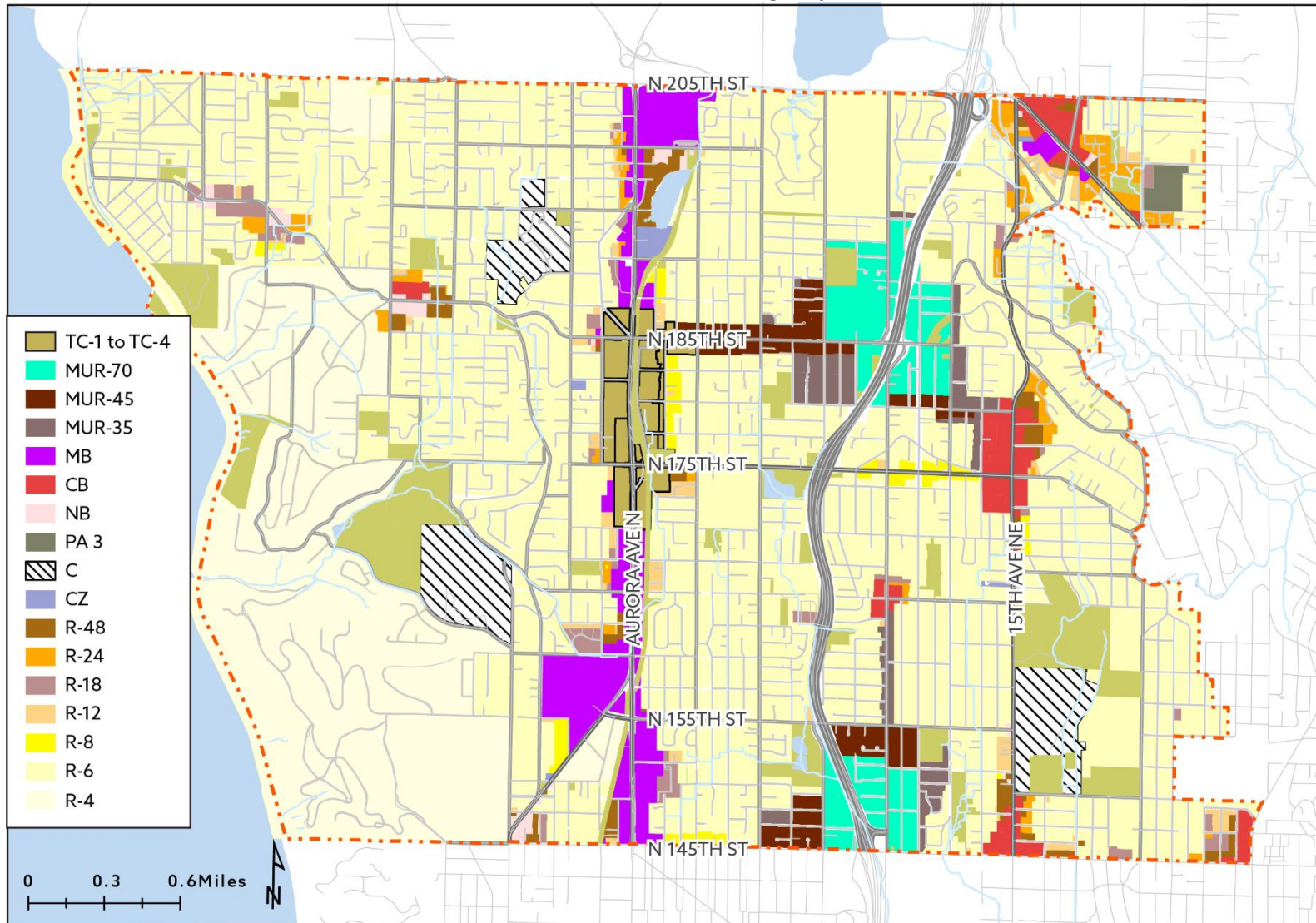
The 17 zones vary in their permitted uses and require different development standards to enhance the quality of development and reflect the intent of the zone. Low density zones are intended to permit residential units on larger lots and do not permit commercial uses, while medium or high-density residential zones have smaller lot size requirements and allow compatible commercial uses. The nonresidential zones are designed to primarily hold commercial uses but allow for high density residential units, such as multifamily. Lastly, the mixed-use residential (MUR) zones encourage a mix of multifamily development and nonresidential uses that are compatible and complementary.

¹⁶ Zones not included in this analysis are the public health contract zone and two master development plan zones, which are the Campus and Planned Area zones. The master planned developments permit residential development but are not subject to proposed changes because development is regulated under contracts with the City.

Exhibit 12: Shoreline’s Residential Zones

Zone Category	Purpose	Zone
<p>Low Density Residential</p>	<p>Provide for a mix of predominantly single detached dwelling units and other development types, such as accessory dwelling units and community facilities that are compatible with existing development and neighborhood character.</p>	R-4
		R-6
<p>Medium Density Residential</p>	<p>Provide for a mix of single-family homes, duplexes, triplexes, townhouses, and community facilities in a manner that provides for additional density at a modest scale.</p>	R-8
		R-12
<p>High Density Residential</p>	<p>Provide for a mix of predominantly apartment and townhouse dwelling units and other compatible uses.</p>	R-18
		R-24
		R-48
		Town Center 4 (TC-4)
<p>Nonresidential</p>	<p>Allow for low intensity office, business and service uses located on or with convenient access to arterial streets. In addition, these zones serve to accommodate medium and higher density residential, townhouses, and mixed-use types of development, while serving as a buffer between higher intensity uses and residential zones.</p>	Neighborhood Business (NB)
	<p>Provide location for a wide variety of business activities, such as convenience stores, retail, personal services for the local community, and to allow for apartments and higher intensity mixed-use developments.</p>	Community Business (CB)
	<p>Encourage the development of vertical and/or horizontal mixed-use buildings or developments along the Aurora Avenue and Ballinger Way corridors.</p>	Mixed Business (MB)
	<p>Provide for a central location that connects the major east-west and north-south connections in the City with a district that has the highest intensity of land uses, civic developments, and transportation-oriented design</p>	Town Center 1 (TC-1) Town Center 2 (TC-2) Town Center 3 (TC-3)
<p>Mixed-Use Residential</p>	<p>Provide for a mix of predominantly multifamily development ranging in height from 35 feet to 70 feet in appropriate locations with other nonresidential uses that are compatible and complementary. Specific mixed-use residential zones have been established to provide for attached single-family residential, low-rise, mid-rise and high-rise multifamily residential. The mixed-use residential zones also provide for commercial uses, retail, and other compatible uses within the light rail station subareas.</p>	Mixed Use Residential 35 (MUR-35)
		Mixed Use Residential 45 (MUR-45)
		Mixed Use Residential 70 (MUR-70)

Exhibit 13: Shoreline Zoning Map



JOB #22-006

RESIDENTIAL USES

The residential zones in Shoreline vary by permitted housing type and allowed density. Cottage housing should be permitted in an existing residential zone, where it is most compatible with current and allowed land use patterns. Below is a summary of the permitted housing types in each zone:

Exhibit 14: Distribution of Permitted Uses across Residential Zones

Zone Category	Zone	Density	Permitted Housing Types ¹⁷			
			Single Family - Detached	Single Family - Attached	Mobile Home Parks	Multifamily
Low Density Residential	R-4	4 du/ac	Permitted	Permitted	Permitted	Prohibited
	R-6	6 du/ac	Permitted	Permitted	Permitted	Prohibited
Medium Density Residential	R-8	8 du/ac	Permitted	Permitted	Permitted	Conditionally Permitted
	R-12	12 du/ac	Permitted	Permitted	Permitted	Conditionally Permitted
High Density Residential	R-18	18 du/ac	Permitted	Permitted	Permitted	Permitted
	R-24	24 du/ac	Permitted	Permitted	Permitted	Permitted
	R-48	48 du/ac	Permitted	Permitted	Permitted	Permitted
	TC-4	Based on building bulk limits ¹⁸	Permitted	Permitted	Permitted	Permitted
Nonresidential	NB	Based on building bulk limits.	Prohibited	Permitted	Prohibited	Permitted
	CB	Based on building bulk limits.	Prohibited	Permitted	Prohibited	Permitted
	MB	Based on building bulk limits.	Prohibited	Prohibited	Prohibited	Permitted
	TC-1	Based on building bulk limits.	Prohibited	Prohibited	Prohibited	Permitted
	TC-2	Based on building bulk limits.	Prohibited	Prohibited	Prohibited	Permitted
	TC-3	Based on building bulk limits.	Prohibited	Prohibited	Prohibited	Permitted

¹⁷ Accessory Dwelling Units (ADU’s) are permitted in every zone shown in Exhibit 7.

¹⁸ Development standards for the zone determine the permitted density of a residential use.

Mixed-Use Residential	MUR-35	12 du/ac ¹⁹	Permitted – subject to R6 standards	Permitted	Prohibited	Permitted
	MUR-45	18 du/ ac	Prohibited	Permitted	Prohibited	Permitted
	MUR-70	48 du/ac	Prohibited	Prohibited	Prohibited	Permitted

The low-density residential category features the R-4 and R-6 zones. The R-4 zone permits 4 dwelling units per acre, while the R-6 permits 6 dwelling units per acre, and both require a minimum lot size of 7,200 square-feet. These zones are intended to primarily provide single-family units with other compatible uses, such as parks or schools. The low-density residential zones permit any residential use (single family attached, ADUs, and mobile homes) except multifamily. The intent of these zones to have a lesser development intensity with limited density, height, impervious surface, and building coverage. Of the seven (7) existing cottage developments within Shoreline, six (6) are within the R-6 zone.

Shoreline permits or conditionally permits any residential unit type within the medium and high-density zone categories, with maximum densities ranging from 8 to 48 du/ac and a minimum lot area of 2,500 square-feet. The nonresidential and MUR zone categories are primarily intended to support compact, denser development such as multifamily units. Higher density residential units (single-family attached and multifamily) should be proximally located to transit, public services or places, and commercial uses to reduce the need for automobiles. Cottage housing is anticipated to primarily be an infill²⁰ form of development with a detached unit style and is not likely to be appropriate in a high-density zone, such as the Community Business or Mixed Business zones. Single-family detached units are generally prohibited in the nonresidential and MUR zones²¹.

4.2 GENERAL DEVELOPMENT STANDARDS

Single-family detached homes are the most common housing type in the city with over 16,460 existing units, comprising 67% of the total housing stock.²² Single-family detached homes are generally a low density use with larger lot sizes, requiring more land per unit than other dwelling unit types. Single-Family Detached units have limited design standards compared to other dwelling unit types, such as single-family attached or multifamily units. As demonstrated by Exhibit 15, single-family detached units only have design regulations applicable to landscaping and fencing requirements while single-family attached and multifamily units have significantly more design requirements with limited opportunity for departures. More intensive residential uses are typically held to a higher standard of development since the use will house more people and have a larger visual impact.

¹⁹ Single family dwelling units that do not meet minimum density requirements are permitted in the MUR-35 zone subject to R-6 development standards.

²⁰ Infill development is defined by the MRSC as the process of developing vacant or under-utilized parcels within existing urban areas that are primarily developed.

²¹ The MUR-35 zone does permit single-family detached units and is subject to R-6 development standards. No other MUR zones permit single family detached units.

²² US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020.

Attachment A - Existing Conditions Report

EXISTING CONDITIONS REPORT

Exhibit 15: Design Standards of Principal Dwelling Uses

Design Standard	Dwelling Unit Type		
	Single-Family - Detached	Single-Family - Attached	Multifamily
Orientation	None	40% of units shall be located between the front property line and a 25-ft distance from the property line. Front façade shall orient toward ROW.	None
Articulation	None	A minimum of three of ten variation methods shall be required for each building. Specialized requirements along building facades include fenestration and prohibiting blank walls.	A minimum of two of ten variation methods shall be required for each building. Articulation is required every 35 feet. Every 150 feet in building length along the street front shall have a minimum 30-foot-wide section that is offset by at least 20 feet through all floors.
Massing	None	None	There are specific massing requirements relating to how the building may be placed on the site per Chapter 20.50.240 SMC. Requirements differ between interior and corner sites.
Roofing	None	See Building Articulation; changes in rooflines are a method of articulation.	Rooflines shall be modulated at least every 120 feet by emphasizing dormers, chimneys, stepped roofs, gables, or prominent cornices or walls.
Colors	None	None	None
Materials	None	If multiple materials are used in a building facade, the visually heavier materials shall be located below the lighter materials. Architectural elements, such as trim, shall be of a color that provides contrast to the surrounding, dominant material colors. Insubstantial materials, such as fiberglass, and materials such as mirrored glass and plywood or T-111 siding are prohibited. Uncoated zinc and copper are prohibited.	Masonry, concrete, or other durable material shall be incorporated between the siding and the grade. Metal siding shall be factory finished with a matte, nonreflective surface. Concrete blocks of a singular style, texture, or color shall not comprise more than 50% of a facade facing a street or public space. No chain link, plywood, or corrugated fiberglass sheet products.
Lighting	Light shall be non-glare and shielded to minimize direct illumination of abutting properties and adjacent streets.	Light shall be shielded to prevent light spillage onto adjacent properties. Building entries shall be illuminated with 4FC of light. Pedestrian paths shall be light with 2FC of light.	Minimum of one-half (0.5) foot-candle and 25-foot pole height for vehicle areas; one to two (1-2) foot-candles of light and 15-foot pole height for pedestrian areas; and maximum of four (4) foot-candles for building entries with the fixtures placed below the second floor.
Outdoor Space	None	50 sq. ft. per unit, minimum 800 sq. ft. of outdoor space per development.	50 sq. ft. per unit, minimum 800 sq. ft. of outdoor space per development.
Solid Waste	None	Must be screened from pedestrian view from ROW with fence, wall, or landscaping.	Must be screened from the ROW. Screening shall match colors and materials of the building.
Fences and Screening	Max of 3.5 feet along front property line recommended. Max of 6 feet along side/ rear property lines.	Fences and walls located within the required minimum front yard setback shall be a maximum of 3 feet. The maximum height of fences located along a side and/or rear yard property line shall be 6 feet.	None

4.3 BUILDABLE LANDS REPORT ANALYSIS

The intent and design of each residential zone’s ability to accommodate cottage housing units is key to determining which zones are most compatible with the use. However, the capacity of each zone’s available acres and vacant lands to develop is equally important. Cottages are intended to be a medium density residential use that provide an opportunity for home ownership in an attractive, pedestrian oriented neighborhood. If compatible zones have limited vacant lands, then there is a low likelihood that cottages will be developed since they require a larger lot to accommodate units, parking, and open spaces. Existing developed parcels would need to be assembled to accommodate a cottage housing project, disincentivizing developers from investing in cottage housing projects.

Exhibit 16 illustrates the distribution of land use across the low density, medium density, and high density residential zones within the City in acres. It does not include the nonresidential and mixed-use residential zones shown in Exhibits 12 to 14. The proportion of vacant and redevelopable land to developed land is show in Exhibit 17. Around 33% of the City is zoned for low density residential uses, R-4 and R-6, and make up over 88% of lands available for residential uses. Between the R-4 and R-6 zones, there are approximately 26.37 acres of vacant land in the City and 142.65 acres that are considered redevelopable. Critical areas are excluded from vacant land. Generally, redevelopable lands are properties that have some development already, but which could reasonably be expected to see additional development over a planning horizon (usually 15 to 20 years).²³ For example, a single-family home on an acre lot that is zoned for up to four units per acre would be considered redevelopable because the allowed density is greater than two times the existing density.

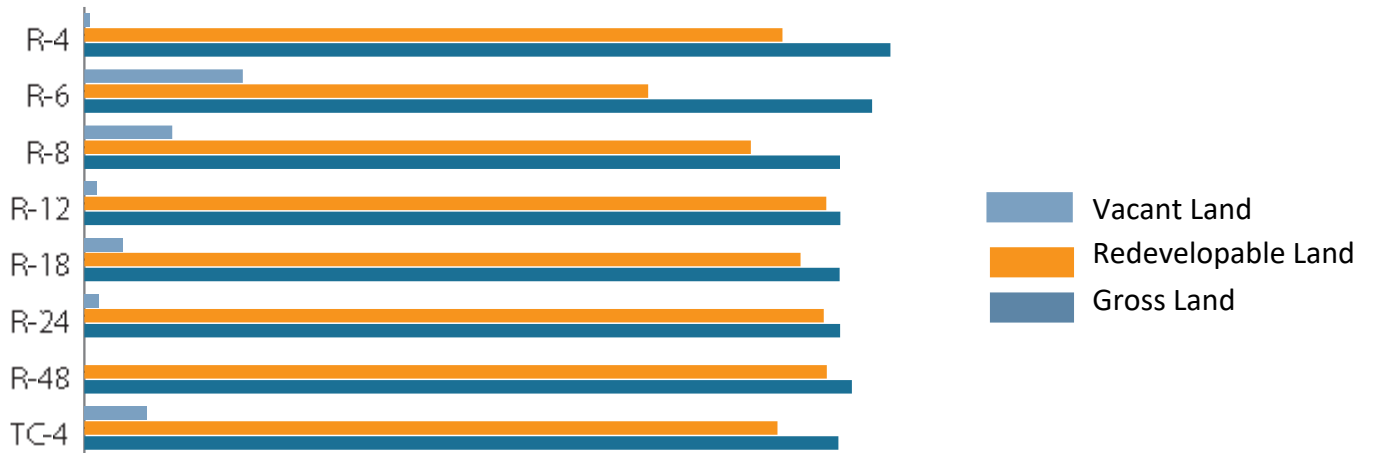
Exhibit 16: Residential Zoning Supply²³

ZONE	GROSS LAND SUPPLY (ACRES)	NET VACANT LAND (ACRES)	REDEVELOPABLE LAND (ACRES)	PERCENT OF RESIDENTIAL LANDS	PERCENT OF TOTAL LAND SUPPLY
R-4	58.09	0.42	50.308299	24%	11%
R-6	129.02	25.95	92.344245	56%	24%
R-8	4.73	0.55	4.172162	2%	1%
R12	5.01	0.08	4.916857	2%	1%
R-18	3.92	0.20	3.717103	2%	1%
R-24	5.09	0.10	4.979805	2%	1%
R-48	6.09	0	5.890983	3%	1%
TC-4	0.60	0.05	0.551527	0%	0%

**This table is not representative of all zones in the city, only zones considered to be fully residential.*

²³ King County, BERK Consulting, Heartland, LLC, “2021 King County Urban Growth Capacity Report,” 2021.

Exhibit 17: Proportion of Vacant Land in Residential Zones²³



Section 5 Study Area(s)

Selecting the right locations to permit cottage housing is key to successful code implementation. Shoreline has limited undeveloped lands available to accommodate cottage housing. In those areas where cottage housing is permitted it is imperative that cottage housing fits with the scale, aesthetics, and development pattern of existing uses. Consideration should be made for several factors ranging from physical form, compatibility of nearby uses, and proximity to key services and amenities; these factors ultimately determine if cottage housing will appropriately integrate with existing development be implemented successfully.

Single family zones require on-site parking stalls for residents, similarly cottage housing will need to provide on-site parking stalls for residents. Cottage housing codes typically provide less parking for a cottage unit than a single family unit. Selecting zones that are more walkable may be appropriate for cottage placement to reduce a cottage resident's dependency on a car. Residents that are located within proximity to key services and transit are more likely to walk or modal share²⁴, thereby reducing the number of cars on a roadway.

The following is an analysis describing the city's development patterns, the physical form and scale, and where key services and amenities are located in relationship to residential zones.

5.1 EXISTING PHYSICAL FORM

Shoreline has several dense transit-oriented and mixed-use centers. While single-family detached housing units still comprise the majority of all housing units in Shoreline, recent developments have provided more multifamily units and townhouses, with new larger multifamily developments concentrated along Shoreline's east-west arterials and the north/south Highway 99/Aurora Avenue corridor.

The city has several vibrant neighborhood "main streets" that feature a diverse array of shops, restaurants, and services. Shoreline has an expanding network of sidewalks and bike lanes. Its public transportation system is also growing, with two light rail stations planned to open for service in 2024.

5.2 RESIDENTIAL SCALE

Shoreline is a collection of neighborhoods, each with their own sense of scale and charm. The 2012 Comprehensive Plan describes the neighborhoods as "attractive, friendly, safe places to live, where residents of all ages, cultural backgrounds, and incomes can enjoy a high quality of life and sense of community."²⁵ The minimum lot area for the R-4 and R-6 zones, which are the most prominent in the city, is 7,200 square-feet. Many single-family homes were constructed after the Great Depression and World War II (1930-1945), as demand for housing surged. Large housing developments such as Ridgecrest (NE 165th to 155th Street and 5th to

²⁴ Modal share, or modal split, is a transportation planning term used to describe the percentage of travelers using a particular type of transportation compared to the ratio of all trips made. It is also a term used to describe multiple types of transportation being used to reach a destination. For example, if you walk and then take the light rail to the airport, that would be considered a modal split.

²⁵ City of Shoreline, "Comprehensive Plan", December 10, 2012.

10th Street) were built in the late 1940s. Today, construction from this time represents 35% of the overall housing stock, with 10% of homes dating to the 1940s and 25% dating to the 1950s. Much of the housing stock is characterized by the post-war era and represents architectural styles of that time, such as Western Ranch style. These homes were constructed with views in mind as they are low-lying, expansive, dwellings with decorative landscapes on large lots.

5.3 PROXIMITY TO TRANSIT SERVICES AND NON-MOTORIZED TRANSPORTATION ROUTES

Cottages are smaller homes and are typically a maximum of 1,300 square-feet. These developments are limited in the amount of parking that can be provided due to lot layouts and open space requirements. Because of the smaller unit size, the assumption is that most residents will be single car households. Fewer parking stalls on site creates a more attractive appearance from the street, but availability of nearby street parking should be considered. Without an abundance of parking for cottage residents, proximity to transit and a reduction of automobile reliance is important. When public transit becomes a more convenient mode of transportation than using a personal car, the public is more likely to use it. The city is currently served with multiple bus routes managed by three service providers: Sound Transit, Community Transit, and King County Metro. Beginning in 2024, the city will have two Sound Transit light rail stations. Another factor that can reduce reliance on personal automobiles is adjacency to non-motorized transportation routes such as sidewalks or bicycle paths.

BUS ROUTES

Sound Transit is the regional transit agency for the Puget Sound area. It provides limited, all-day express bus service in Shoreline with service to Seattle, Mountlake Terrace, Lynnwood, and Everett. Two express bus routes serve the I-5/NE 145th Street freeway station, which serves the North Jackson Park & Ride lot located within Shoreline.

Community Transit is a public transportation service provider offering bus service in Shoreline and primarily operates in Snohomish County. Bus routes are offered to residents and spans as far south as Seattle and as far north as Stanwood. There are a limited number of transit stops in Shoreline for Community Transit service; transit stops are located near SR 104 and I-5 corridors. Community Transit provides direct connections to nearby cities, like Edmonds, and commuter connections ranging from downtown Seattle to Everett via Route 512 along the I-5 corridor.

King County Metro is a County sponsored transportation provider offering bus routes that connect Shoreline to Lynnwood, Seattle, and as far south as Renton. The Aurora Village Transit Center is the only Metro bus station in the city and is located at the intersection of Ashworth Avenue N and N 200th Street. The transit center is located within the Mixed Business (MB) zone and is surrounded by commercial uses to the north and west, high-density residential units to the south, and low-density residential units to the east. The transit center offers both metro bus service locally and regionally, and RapidRide. Bus stops are located throughout the City, as shown in Exhibit 18, but are primarily on arterial roads such as Aurora Avenue N and NW Richmond Road. Metro Bus stops are not located in the R4 zone; there is access to transit stops along the R-4 zone's boundaries with the R6 zone. Transit stops are more frequent on routes that intersect with higher density residential zones or nonresidential zones, such as the Town Center (TC) or the Mixed Use Residential (MUR) zone.

LIGHT RAIL

Sound Transit is developing two new light rail stations in Shoreline along the I-5 corridor. The south station is located at the intersection of NE 145th Street and 5th Avenue NE, and the north station is located at the intersection of NE 185th Street and 5th Avenue NE. The stations are located within the Mixed Use Residential 70-foot (MUR-70') zone which is categorized as an area that encourages high density residential and supportive non-residential uses. The light rail stations are designed to be in centrally located areas of the city that offer alternative transportation modes, including walking, biking, or taking a bus. Residents who live within a 10-minute walk or bike ride are more likely to use those modes to get to the station and reduce the number of cars on nearby streets and in parking lots.

PEDESTRIAN FACILITIES

Exhibit 18 depicts the location of sidewalks in the City's limits in dark red. Sidewalks are available along the arterial roads and the town center. Sidewalks are less available west of the town's center. Typically, sidewalks are available near key services, such as schools, transit centers, parks, and other government services.

Shoreline is home to an older housing stock, as approximately 58% of housing units were developed prior to 1989.²⁶ Prior to 1989, developers were not required to install sidewalks in residential subdivisions resulting in Shoreline having few sidewalks available within older, single-family neighborhoods. This changed when the State of Washington adopted platting regulations that required considerations for sidewalks.²⁷ As represented in Exhibit 18, sidewalks are less available in the R4 zone and limitedly available in the R6 zone. Areas of the City that have non-residential or post-1989 residential development are likely to have sidewalks available.

BICYCLE FACILITIES

Bicycle facilities are inclusive of trails, lanes, signage, and dedicated pathways that support bicyclists. There are no GIS or revised maps available describing the full extent of bicycle facilities available within the City. Exhibit 19 is the 2011 Shoreline Transportation Master Plan bicycle map describing the location of existing bicycle facilities at the time the plan was adopted. This exhibit has not been updated since the 2011 adoption and may not reflect the existing condition these facilities.

The Interurban Trail is a designated bicycle path located along the Aurora Avenue corridor spanning from the northern to the southern City limits. The trail is located on lands dedicated as parks, It is located close to residential (R4-R18), Town Center (TC1-TC3), and Mixed Business (MB) zones. Additionally, there are two designated pathways along NE 195th Street and Meridian Avenue N, and both pathways are completely surrounded by the R6 zone.

Designated bike lanes are also found east of Fremont Avenue N along a portion of the roadways. The longest segments of roadways with bike lanes run along 15th Avenue NE and N 155th Street. The 15th Avenue NE bike lane is located between NE 150th Street and NE 172nd Street, and is immediately accessible to residents in the R6, R12, R24, or Planned Development zone. The N 155th Street bike lane is located between Aurora Avenue N and

²⁶ City of Shoreline, Community Attributes, Inc., BDS Planning and Urban Design, CAST Architecture, "Shoreline Housing Action Plan," 2021.

²⁷ Title 58.17.060 RCW, (1989).

5th Avenue NE, and is immediately accessible to residents in the R6, Mixed Use Residential (MUR), and Mixed Business (MB) zones. Other bike lanes are available as shown in Exhibit 19, however these lanes are shorter in length and less connected to other bicycle pathways and are typically surrounded by R6, MUR, and MB zones.

5.4 PROXIMITY TO AMENITIES

In addition to considering proximity to public transit and non-motorized transportation routes, proximity to amenities such as open spaces, public facilities, or commercial areas should also be considered if reducing the need for personal motorized transportation is a concern. Cottage location in proximity to key services reduces the need for personal motorized transportation. Residents may not utilize public transportation for local trips because it is not perceived as convenient. Specific land uses or facilities may attract non-motorized transportation for nearby services.

This section considers the areas where these amenities are and will be in Shoreline based on the Comprehensive Plan's land use map, which decides where various land uses are allowed. The selected land use designations are shown on Exhibit 18 along with the public transit routes and sidewalks.

MIXED-USE AND COMMERCIAL

The City's commercial and mixed-use categorical zones are primarily located along the I-5 corridor and Aurora Avenue North. Proximity to commercial and mixed-use zones should be considered to promote a supportive pedestrian environment that reduces parking needs within cottage developments. Commercial and mixed-use zone are typically located adjacent to a residential categorical zone, primarily low density residential. Shoreline's land use table is located in Chapter 20.40 SMC and describes the full menu of uses permitted in these zones, such as medical offices, hospitals, grocery stores, and general services.

There are a limited number of medical facilities in the City as there are no hospitals in the City. There are two general practitioner clinics including Swedish Richmond Beach Primary Care, which is located off NW Richmond Beach Road and UW Medicine, which is located off N 205th Street; both facilities are located within the commercial categorical zone. Medical offices are located throughout a variety of zones in the City ranging low density residential to mixed use categorical zones.

Higher density uses should be placed in proximity to grocery stores or zones that permit grocery stores to reduce the number of people driving separately to get groceries. If high density uses are placed farther away from a grocery store, it would require residents of a separate dwelling unit to make separate identical automotive trips to the store which increases traffic and worsens air quality. Grocery stores are listed under the *General Retail Trade/Services* in the City's Land Use Table in Chapter 20.40 SMC and are permitted in nonresidential zones but are not permitted in any residential only zones. While grocery stores are only permitted in nonresidential zones, they are often adjacent to a low, medium, or high density residential zone, primarily R-6.

PUBLIC FACILITIES AND INSTITUTION/CAMPUS

Public facilities are owned and operated by government entities, such as government buildings, school facilities, or recycling and transfer stations²⁸. Exhibit 18 shows the location of public facility zones in relation to the other categorical zones depicting that these facilities are typically surrounded by low density residential zones.

Many of the areas shown as public facilities are schools, which are distributed throughout the city but primarily located adjacent to low density residential areas. Approximately four out of five schools within the City are located in the R-6 zone. The other schools are in other residential zones such as Planned Areas (PA), R-18, and R-48.

Shoreline's City Hall and Police Station are in the Town Center (TC) zone east of Aurora Avenue North, between N 175th Street and N 178th Street. City Hall is bordered by retail uses to the west and south, high density residential to the southeast, and low density uses to the east and north. There are currently five (5) fire stations within the city. Three (3) stations are located in a residential zone, including R4, MUR-45, and a split zoned parcel of R6/R12. The other two stations are located in the Town Center (TC) and Neighborhood Business (NB) zone. The Fire Department provides lifesaving emergency services and is typically located in a residential zone.

OPEN SPACE

Access to City parks, trails, and open spaces are key characteristic of residential development. Daily visual or physical interaction and access to nature is proven to improve moods and psychological health²⁹. Cottage developments are characterized by medium density homes surrounding a communal open space and landscape screening. Residents experience heightened interactions with open spaces and landscaping compared to other middle housing types. Cottage housing should have equitable access to parks, trails, and open spaces similarly to low density residential uses to maintain continuity with the typical design and intent of cottage developments.

Exhibit 18 demonstrates the land designated for public and private open space. Shoreline's existing parks are primarily in low-density residential zones, specifically R-4 and R-6. Shoreline's largest parks are partially or completely surrounded by R-4 or R-6 zoned parcels. Examples of larger parks include Richmond Beach Saltwater Park, Boeing Creek Park, or Hamlin Park. Smaller parks exist in the R-4 or R-6 zone, like Strandberg Preserve and McCormick Park. Smaller parks are frequently placed near higher intensity zones, such as the Mixed Business (MB) or the Mixed Use Residential (MUR) zones, like Brugger's Bog or Richmond Highlands Park. These smaller parks are also more prevalent along the I-5 corridor.

²⁸ Parks are also government facilities but are not included in this subsection because parks are shown as another land use designation on Exhibit 18.

²⁹ Montgomery, Charles, "Happy City: Transforming Our Lives Through Urban Design". First edition. New York: Farrar, Straus and Giroux. 2013.

Exhibit 18: Amenities and Transit in Shoreline

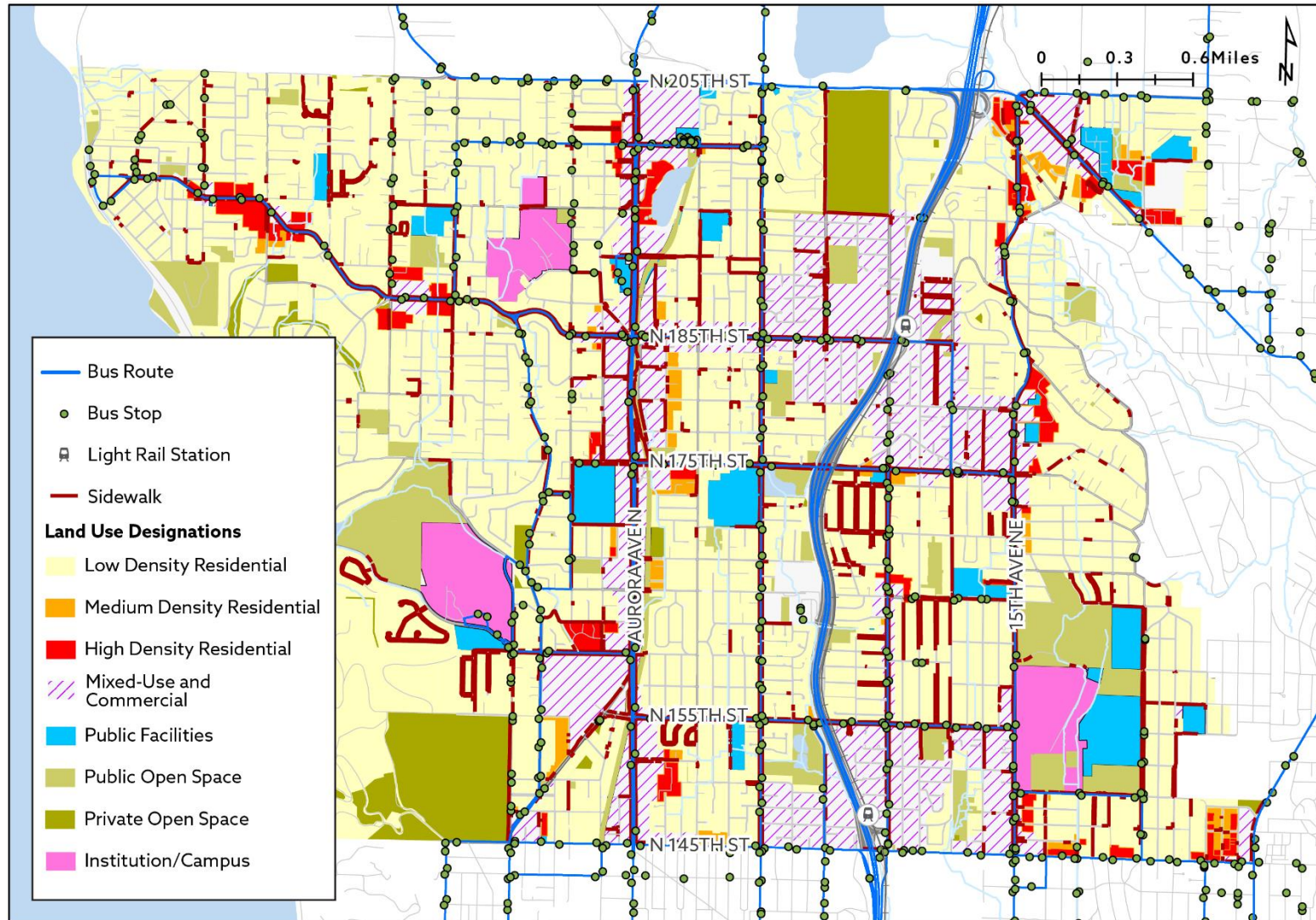
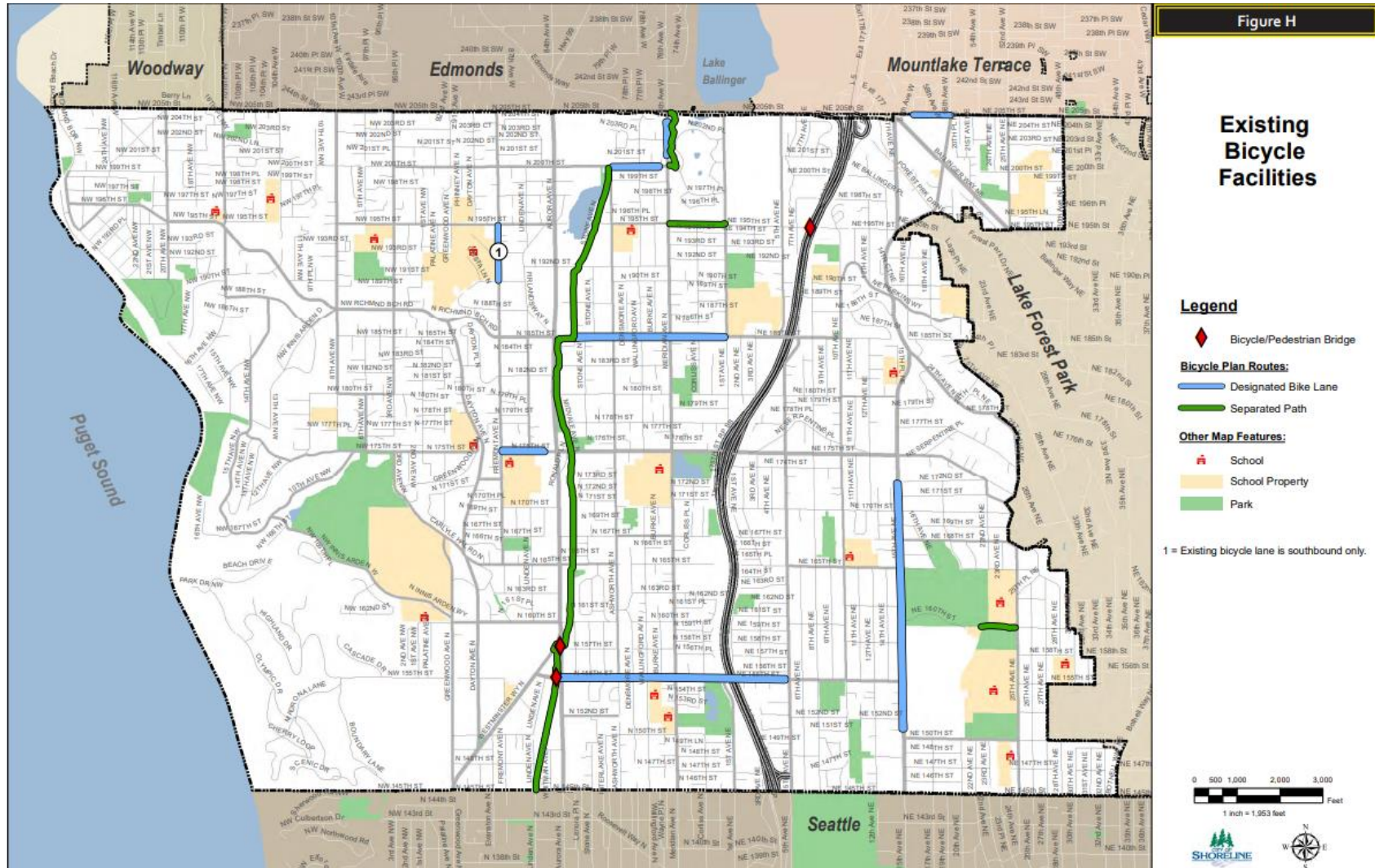


Exhibit 19: 2011 Transportation Master Plan Bicycle Routes Map



Section 6 Ordinance Case Studies

To draft cottage housing development regulations for Shoreline, it is important to consider the history of cottage housing in the city. Also meaningful is a review of cottage code ordinances implemented in other cities.

6.1 THE HISTORY OF COTTAGE HOUSING REGULATIONS IN SHORELINE

Cottage housing was introduced within the 1998 Shoreline Comprehensive Plan. Policy LU27 stated:

Allow cottage housing in residential areas of 6 units per acre and up, if they go through design review and adhere to the following: common open space, reduced parking areas, detached homes' common amenities.

In the year 2000, Shoreline's City Council adopted regulations permitting the development of cottage housing in a select set of residential zones (R4-R6, R8-12, R18-48). The regulations required cottages to be less than 1,000 square-feet in total floor area and oriented around a common open space with specific parking, setback, design, and density provisions. By 2003, three projects were constructed under the code regulations: the Greenwood Avenue Cottages, the Madrona Cottages, and the Meridian Park Cottages.

Under the Growth Management Act, development regulations shall be subject to continuing review and evaluation. As concerns were raised from the community, staff initiated a program with the Planning Commission to review and evaluate the cottage regulations by looking at and touring the three projects constructed under the regulations and comparing them for consistency with community values. The review included a mail survey of cottage neighbors and interviews with cottage developers. Based on the results of the program, Ordinance 321 was passed by City Council on March 24, 2003, to amend the cottage housing regulations. A summary of the findings and amendments to the code is detailed below:

CONSIDERATIONS OF ORDINANCE 321

- The Neighborhood Survey results showed that many neighbors of cottage housing developments did not understand what cottage housing was or why it was being constructed in their neighborhood.
- While the regulations had a minimum requirement for common open space, the provisions did not specify dimensions. Some developments created common open space that included areas less than 15 feet in width, which was not desirable.
- Planning Commission recommended that the regulations include a provision for private open space in addition to common open space. The intent was to increase overall open space and to provide a semi-private area to transition between common open space and the privacy of the porch and cottage. This is similar to the characteristics of other detached single-family homes in the neighborhood and makes cottages more compatible.
- The effort to require parking areas to be "screened from public street and adjacent residential uses by landscaping and/or architectural screen" was too vague to result in consistency across cottage developments. Regulations should specify examples of appropriate architectural screens that are consistent with the regulations for other single-family types of development.
- Similar to the clause for common open space, covered porches for cottage homes specified minimum size, but they lacked requirements for minimum dimensions. In order to accommodate a person sitting in a chair and space for another person to walk around them, staff recommended that a porch have a minimum dimension of six feet on any side.

- Originally, the cottage housing regulations were silent on the subject of fence height. Staff and the Planning Commission recommended that fences on the interior of the lot may not be higher than 36 inches and that chain link fences would not be allowed. Six-foot high fences would be allowed along the perimeter of the parcel subject to site distance provisions.
- Illustrations and figures demonstrating the concepts of the cottage housing regulations were missing from the original code.

Following adoption of the amendments, four additional cottage developments were constructed between 2003 and 2004. However, the public relayed further concerns that cottages were still not being developed appropriately to meet neighborhood characteristics. Major themes of the public comments received are summarized in Exhibit 20 below.

Exhibit 20: Issues Surrounding Previous Cottage Housing Regulations

1	Permitted Location	Residents felt there was a poor distribution of cottage developments in certain neighborhoods and felt that they were placed in unpredictable locations.
2	Unit Size	Cottages were considered to be too large in floor area.
3	Density	Cottages are being developed with too many units for residential zones.
4	Appearance	Dwelling units appear bulky and modular which does not fit into the surrounding architecture or neighborhood character.
5	Building Height	Building heights of cottages were considered too large.
6	Clustering	Cottage units are placed too close to one another and appear narrow and "crammed".
7	Parking	There is not enough parking available in cottage developments which causes cars to park along the streets outside of the development.

In 2004, the City put a temporary moratorium on cottage development applications to further investigate how to address the comments and improve the code. Resulting from another outreach process, City staff proposed two options to City Council in early 2006. Staff proposed to either: (1) make additional amendments to the cottage code; or (2) repeal the cottage code completely. Ultimately, the City Council determined it would be best to repeal the cottage code in its entirety and revisit the code when the demand for cottage housing was more apparent. While cottage housing is no longer a permitted use, it is important to note that "cottage-type" units can still be developed, only at the same density of larger single-family dwellings in conformance with the underlying zone.

For reference, Exhibit 21 on the next page illustrates the evolution of changes to the original cottage code from its inception in 2000 until the code was repealed in 2006.

Exhibit 21: Cottage Code Regulations 2000 to 2006

Design Standard	Original Regulations (2000)	Proposed Amendments (2006)
Zones	R4-R6, R8-R12, R18-48	R4, R6, and R18-48
Permits	Conditional Use Permit - R4/R6 zones only	Proposal Selection, Pre-App, Special Use Permit
Development Size	Minimum 4 units/acre, Maximum 12 units/acre	Minimum 4 units/acre, Maximum 8 units/acre (not including community building)
Density Allowance	Units 650 sq. ft. and smaller - 2 units / SFU Units 651-800 sq. ft. - 1.75 units/SFU	1.75 cottage units in lieu of 1 SFU
Maximum Unit Size	1,000 square-feet (sq. ft.)	1,000 sq. ft. but 700 sq. ft. must be on main floor.
Minimum Unit Size	No minimum	No change
Building Separation	10 feet	10 feet cottage to cottage 40 feet between cottages and community building
Distance from Other Land Uses	15 feet from ROW	10 feet building to adjacent parcel building, 15 feet from ROW or sidewalk (whichever is greater), ½ mile buffer from other cottage sites.
Landscaping	No specific requirements	250 sq. ft. per cottage. Open spaces less than 10 feet wide are not included in calculation.
Open Space	250 sq. ft. per cottage	Open spaces with dimensions of less than 20 feet are not included in calculations. Open space shall primarily be ground cover.
Parking Lot Landscaping	Clustered parking separated from open space area with landscaping or screening. No more than 5 stalls abutting.	Parking shall be separated by private common open space. Separated by landscape screen or trellis.
Building Orientation	Dwelling unit entrance facing and buildings oriented around common open space.	No change.
Screening	Required for parking areas along public streets and adjacent uses.	Required along property line up to 6ft. Screens shall not be chain link or solid board.
Parking per Unit	650 sq. ft. or less - 1.5 stalls 650 sq. ft. or more - 2 stalls	2 stalls per unit + 1 guest stall per 2 units. Tandem parking allowed. 50% of parking stalls shall be enclosed.
Building Height	18 feet. Pitched roofs may extend to 25 feet.	Parking structures may not exceed 18 feet

6.2 CITY OF KIRKLAND, WA

The City of Kirkland is a lakefront suburb located less than 9 miles from Shoreline. Similar to the population growth in the City of Shoreline, households with young adults and single-person households were increasing in Kirkland in the early 2000s. In November of 2007, the City passed a final ordinance to make cottage housing a permitted use. The goal of cottage housing was to create more variety of housing types in the market, and to offer more affordable housing units to people who desired a single-family unit. The ordinance aims to permit cottage housing as in-fill development in certain residential zones.

Exhibit 22: Kirkland Cottage Housing Regulations³⁰

Max Unit Size	1,700 square feet
Density	Two times the maximum number of detached dwelling units allowed in the underlying zone
Max Floor Area Ratio	Equal to base zoning allowance for single-family residences
Development Size	Minimum 2 units, Maximum 24 units
Minimum Lot Size	Beyond density restrictions, there is no required minimum lot size for lots created through the subdivision process
Parking Requirements	<p>Provided a development is within one-half mile of transit service with 15-minute headways during commute hours: 1 space per unit</p> <p>Provided a development is more than one-half mile from transit service with 15-minute headways during commute hours:</p> <p>Units which are 1,000 square feet or less = 1 space per unit</p> <p>Units which are over 1,000 square feet = 1.5 spaces per unit</p>
Minimum Required Yards	<p>Front: 20 feet</p> <p>Side: 5 feet</p> <p>Rear: 10 feet</p>
Height	Equal to the base zoning allowance for single-family residences.
Common Open Space	<p>300 square feet per unit for developments containing 5 or more units</p> <p>Can be reduced to 200 square feet per unit if a permanent recreational/communal feature is provided</p>
Attached Covered Porches	<p>Minimum area of 64 square feet per unit</p> <p>Minimum dimension of 7 feet on all sides</p>

Kirkland does not have specific architectural guidelines, but the cottage houses are built with distinguishable design features such as a steep-pitch gable roof. The ordinance emphasizes that the cottage housing development must maintain compatibility with the surrounding area in terms of architectural design and building materials, so that cottages do not detract from the community’s overall look and feel. Additionally, the ordinance stipulates a requirement to provide median income housing for developments with more than 10 units.

³⁰ City of Kirkland, “Kirkland Municipal Code”. (Accessed April 22, 2022).

6.3 CITY OF REDMOND, WA

The City of Redmond is a community at the north end of Lake Sammamish which experienced fast population growth over the last 30 years. Their housing market has not kept pace with their growth, and as a result housing prices have skyrocketed. The rising home prices make it nearly impossible for many first-time homebuyers and low-to-middle income households to live there. To fill the gap of “missing middle” housing, the City has prioritized cottages, townhomes, duplexes, triplexes, and other home types suitable for small families and seniors with lower incomes.

Exhibit 23: Redmond Cottage Housing Regulations³¹

Max Unit Size (includes garage)	1,500 square feet
Cottages Allowed in Place of Each Standard Single-Family Home Allowed by the Density of the Zone.	1.75 for cottages of 1,000 square feet or less in floor area; 1.5 for cottages 1,001 square feet to 1,200 square feet in floor area; 1.25 for cottages between 1,201 square feet and 1,500 square feet in floor area.
Max Lot Coverage for Structures	40%
Development Size	Minimum 4 units, Maximum 12 units
Minimum Lot Size	No less than ½ acre
Parking Requirements	Minimum 1.5 spaces Maximum 2.0 spaces
Setbacks	Front: 20 feet, or 15 feet for public street setback Other: 10 feet
Height	18 feet, unless roof slope is 6:12 then 25 feet
Common Open Space	400 square feet per unit
Private Open Space	300 square feet per unit, with no dimension less than 10 feet
Attached Covered Porches	Minimum area of 80 square feet per unit Minimum dimension of 8 feet on all sides

Redmond details supplemental neighborhood requirements that put limits on the size of developments in certain neighborhoods. For example, one neighborhood permits developments with less than 4 units, while another only allows developments of 4 to 8 units, instead of 12. The code also includes details for when cottages are proposed in place of an existing single-family residence, or, when a single-family residence will be incorporated into a cottage development.

While the Cottage Housing Developments regulations do not detail architectural requirements, all cottage homes are subject to the design standards of the underlying zone. Redmond also includes “location criteria” for the NE Rose Hill Subarea, where no more than 5 cottage housing development applications or 40 cottages (whichever occurs first) shall be accepted for sites within 500 feet of each other until an evaluation of compatibility with the neighborhood subarea is completed.

³¹ City of Redmond, “Redmond Municipal Code”. (Accessed April 22, 2022)

6.4 CITY OF SPOKANE, WA

Located in eastern Washington, the City of Spokane is a large metropolitan area that is home to over 200,000 people. To support a diversity of housing choices in response to changing household sizes, the City developed a cottage housing ordinance to require specific design standards for small single-family housing types. Their code focuses on incentivizing high levels of usable open space and semi-private open space to create more livable environments through the use of density bonuses. For a site to qualify for cottage housing, it must be a minimum of 14,500 square-feet or larger with a minimum of four units.

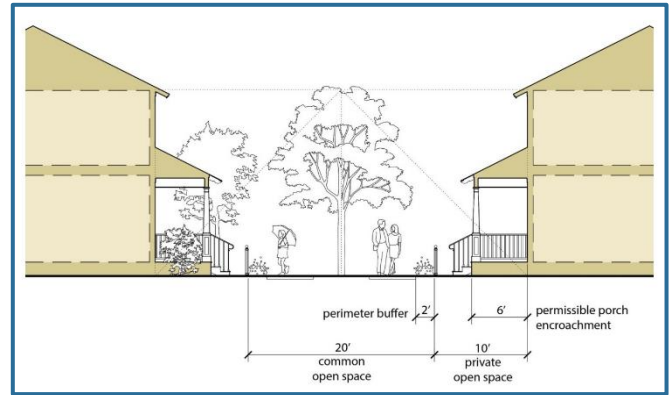


Exhibit 24: Spokane Cottage Housing Regulations³²

Max Floor Area	1,200 square feet (1,000 sq. ft. footprint)
Cluster Size	4 or more units
Density Bonus	20 or 40 percent above the maximum density in the zone
Maximum wall height for units	20 feet
Minimum Lot Size	14,500 square feet
Parking Requirements	Minimum 1 per unit, plus 1 per bedroom after 2 bedrooms
Setbacks	From common open space: 10 feet Rear: 15 feet
Height	20 feet Buildings may extend up to 30 feet with minimum roof slope of 6:12
Common Open Space	300 square feet per unit, with no dimension less than 20 feet
Private Open Space	200 square feet per unit, with no dimension less than 10 feet
Attached Covered Porches	Minimum 60 square feet in size with a minimum depth of 6 feet and minimum width of 8 feet. Porches are allowed up to 6 feet within the setback from common open space
Building Separation	Minimum 10 feet

Spokane allows a density bonus for cottage developments where they may develop 20% above what is allowed in the zone. To encourage smaller units, they also allow a 40% density bonus, provided that the development is located within a certain distance of their downtown and commercial zones, that all units are 500 square feet or less, and that a maximum of two dwelling units are allowed within 35 feet of any rear lot line of a single-family residential zone of less than 10,000 square feet that has a single-family use on site. In the event a 40% density bonus is permitted, the code also requires a sight-obscuring fence or wall at least 6 feet in height and a community building to support small living amenities (laundry, meeting space, exercise room, etc.).

³² City of Spokane, “Spokane Municipal Code”. (Accessed April 21, 2022)

6.5 CITY OF ASHLAND, OR

The City of Ashland is a medium-sized city located approximately 16 miles north of the California border in Oregon. The City has a population of about 21,000 people and is about 6.64 square miles in size. To encourage innovative site planning and a variety in housing, while ensuring compatibility with established neighborhoods, the City developed and codified standards for cottage housing. Ashland’s code provides two development scenarios for cottage housings depending on the underlying zone. The highlighted regulations are for the R 1-5 zone, which has a base allowable density of 4.5 units per acre.



Exhibit 25: Ashland Cottage Housing Regulations³³

Max Unit Size	1,000 square-feet Where there are 4 or more units, 75% or more of the units shall be 800 square feet or less per unit. For developments of 3 units, at least 2 units shall be 800 square feet or less.
Max Density	1 cottage dwelling unit per 2,500 square feet of lot area
Max Lot Coverage for Structures	Equal to base zoning allowance
Development Size	Minimum 3 units, maximum 12 units
Minimum Lot Size	7,500 square feet
Maximum Floor Area Ratio	0.35
Parking Requirements	1 space per unit for units less than 800 square feet 1.5 spaces per unit for units greater than 800 square feet 2 spaces per unit for units greater than 1,000 square feet
Setbacks	Equal to base zoning
Height	18 feet, except ridge of roof may extend up to 25 feet
Common Open Space	20 percent of lot area, with no dimension less than 20 feet
Private Open Space	200 square feet per unit, with no dimension less than 8 feet
Building Separation	Minimum 6 feet

Additionally, the code specifies that fence height is limited to 4 feet on interior areas adjacent to open space. Fences in the front and side yards abutting a public street and on the perimeter of the development are subject to the City’s fence standards. While the code does not permit new accessory dwelling units in cottage housing developments, it states that an existing nonconforming accessory dwelling units may be counted as a cottage unit if the property is developed subject to the provisions of the cottage housing chapter.

³³ City of Ashland, “Ashland Municipal Code”. (Accessed April 21, 2022)

6.6 COMMON THEMES

The case studies of cottage housing codes in other jurisdictions have common themes. When designing cottage regulations, it is important to consider unique elements of the local community to ensure that cottages are compatible with the surrounding area. As illustrated in Exhibit 20 above, Shoreline residents brought up several concerns surrounding the design and appearance of the cottage housing developments in the early 2000s. These concerns included building height and separation, architecture and appearance, parking design, and unit size, among others. Design criteria such as roof pitch, height limitations, building materials, color scheme restrictions, and architectural style are all contributing factors to the compatibility of successful cottage housing developments. It appears that many cities are addressing these potential issues by detailing design criteria for cottage housing developments, especially in the case where the underlying zone regulations are silent on design, or where they want to enforce more stringent standards.

Cottage houses are typically more expensive to build on a per-square foot basis than large houses. This is due to the absence of extra square footage in the form of dining rooms or more bedrooms, which can add more value to the home without much added construction cost. Several cities have recognized this as a potential barrier to development, and in order to incentivize developers to build cottages, they have included provisions for density bonuses to allow cottages to exceed the underlying zoned density. In some circumstances, cities have chosen to allow cottage developments to double the underlying zoned density. Alternatively, cities like Kirkland and Redmond have elected to have a large maximum unit size for cottages, as great as 1,700 square-feet, which can also offset high building costs. While large units may not meet the desire of a community, cities like Ashland addressed unit size by allowing high density with a maximum development size, alongside provisions on the number of units which must be 800 square-feet or less.

One of the main controversies around cottage housing is the availability of parking for the development. By nature, cottages are meant to be situated around common open space, and they are intended for smaller households, which assumes that less parking will be needed. Cities have chosen to maintain the intent of separate parking areas with visual screening measures, but several have chosen to require more parking spaces depending on unit size. For example, some cities require a base ratio of one (1) space per unit, but for units over 1,000 square-feet they require two (2) parking spaces, in addition to guest parking spaces. To avoid unsightly parking areas, it appears that cities place limitations on the number of contiguous parking spaces and the location of parking. The City of Kirkland also considered the distance to major transit centers in their parking regulations for cottage housing, which likely assumes that residents will take public transportation in place of owning additional vehicles if they are closer to transit amenities.

Finally, cottage housing regulations across different cities are very specific when it comes to dimensions of private and common open space. One issue that can occur with open space is the lack of usability; if an area is too small or irregularly narrow, then residents cannot use it for its purpose. To combat this, cities may require a minimum percent of the development to be common open space, or ratio of open space per unit, with details on minimum dimensions. Additionally, the code can specify what qualifies as private open space, such as patios, porches, yards, or front gardens. These specifications provide clarity to open space requirements so that developments are high quality and meet the intent of the code.

Section 7 Next Steps

Based on the demographics of Shoreline, cottage housing will be a desirable housing choice for small families, consisting of young adults without children, and older adults who are looking to downsize. In alignment with the City's Comprehensive Plan Housing Element Goal H II, development regulations for cottage housing will encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations. As public participation proceeds, the community, and its stakeholders, as well as Planning Commission and City Council, have the opportunity to look back on the original cottage developments from the early 2000s and redefine cottage regulations for the future.

Some important considerations to look at are scale, location to transit, density bonuses, architectural standards, and parking requirements. While cottages are meant to be smaller single-family units, consideration should be made to ensure size limits do not eliminate couples or small families from the market. The footprint of the dwelling is important to consider as well, as loft style houses or two-story buildings are not as attractive to older adults who want to avoid stairs. As noted in the history of Shoreline's cottage housing regulations, previous community feedback was received on the shortage of parking in existing cottage developments.

Cottage housing regulations must be designed in accordance with the needs of the community, while ensuring that developers will be incentivized to build this housing type. One drawback to the small footprint of cottage homes is that the developments overall cost more to construct per square-foot than a standard single-family home. A single-story house is typically more expensive to build than a two-story house, which means that low height restrictions can drive up construction costs. Many cities have found benefit in density bonuses, which allow more units to be developed under specific criterium and allows developments to be more desirable to construct. Other limitations to development include excessive setbacks, building separation, open space, and parking requirements, which take up space that could otherwise accommodate more cottages or community buildings.

The next step in evaluating new cottage housing regulations is engaging the public and stakeholders to work through previously experienced issues and solicit feedback on how to regulate cottage housing. The purpose of engagement is to both educate the public on proposed changes to their community and to generate solutions that result in successful projects that are compatible and synchronous with the surrounding neighborhoods. Engagement is an opportunity to establish a common vision for how cottage housing will integrate into the existing Shoreline community and develop a uniform community understanding of the purpose and benefits of middle housing. Public engagement will occur between June and August 2022 and will be guided by the *Public Participation Plan*, which identifies key stakeholders, public interest groups, and community members, and how to effectively elicit participation from them in the development of cottage housing regulations. The *Public Participation Plan* identifies the following strategies to collect public feedback on the project: Stakeholder Focus Groups, Community Visual Preference Survey, Virtual Open House, and Project Website.

The Existing Conditions Report and engagement results will directly inform how the initial draft of cottage housing regulations will be written. Cottage regulations will be drafted and reviewed for consistency with the City's adopted plans and regulations and professional recommendations. The draft regulations will be presented at Planning Commission and a separate City Council meeting for formal review, public comments, and final adoption.

Cottage Housing Code Public Outreach Summary

Shoreline, WA



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Attachment B - Public Engagement Summary

SHORELINE COTTAGE HOUSING CODE PUBLIC OUTREACH SUMMARY

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Introduction and Methods

Purpose of Engagement

The purpose of the Cottage Code Public Outreach Survey and Stakeholder Input Process is to gather input from the community which can inform the update of municipal code related to cottage housing. The public outreach provides residents the ability to participate in the long-range planning of their housing conditions and helps determine what cottage housing in Shoreline will look like. This document outlines the process by which the Shoreline community was engaged, as well as analysis of the feedback received.

Why Cottage Housing?

The Washington State Growth Management Act (GMA) requires all incorporated municipalities within King County to develop a Comprehensive Plan addressing population growth impact to government facilities and services. The GMA implements land use planning strategies to evaluate the predicted needs associated with population growth, such as housing. Additionally, House Bill 1923 was passed in 2019 to provide local governments more options and resources to increase urban residential building capacity. The City of Shoreline was awarded grant funding in 2019, resulting in the development and adoption of the Housing Action Plan in May of 2021. Report findings indicated a need to increase the housing supply, housing variety, and housing affordability in Shoreline. Cottage Housing was identified as a strategy to meet all three of those needs under HAP Action 1.2 and was supported by City Council as an initial first action.

Engagement Methods

Community and Cottage Resident Survey

Two surveys were conducted to gather broad input from the public. Existing cottage housing residents received an invitation to complete a survey between July 16th and August 18th, 2022. Seven existing cottage developments were created in Shoreline in the early 2000's when cottages were legalized within the City. No cottages were developed after 2004 due to a development moratorium and changes to the Zoning Code. Existing residents were requested input to understand what is and is not working in existing developments. The survey received eleven responses answering 17 questions on their lived experiences.

A community survey was also available for the public to participate in between July 10th and September 26th, 2022. The survey generated 325 respondents answering 18 questions on cottage housing concerns and priorities.

Surveys were available electronically via SurveyMonkey and were advertised on the City's website, social media pages, and monthly newsletter. Limited housing information was collected on the survey sample. The community survey respondents own their homes and live



in single family homes more than the broader population of Shoreline, which may bias their responses. However, the large sample size (n=325) and the agreement of preferences between open house participants and survey respondents merits high survey significance.

Stakeholder Groups

Three groups of stakeholders were identified in Shoreline to provide in-depth feedback on the cottage housing code. Technical review staff met on August 23, 2022, to discuss regulatory requirements for cottage housing and help identify and resolve conflicts among development standards. A group of developers and builders met virtually on August 25, 2022, to discuss incentives, standards, challenges, and preferences of cottage housing code. A group of community members met virtually on September 21, 2022, to discuss their impressions of cottage housing. Notes were taken on each group's responses to questions.

Virtual Open House

The City held a virtual open house on October 5, 2022 to allow the public an opportunity to understand the project and provide feedback on concerns and preferences in cottage housing development, permitting, and design. Approximately 27 residents participated in the open house. Blueline conducted a presentation to bring the public up to speed on legislative planning requirements, the history of cottage housing in Shoreline, and an overview of cottage housing. After the presentation, participants broke into seven small groups to answer questions and provide input. Break out groups discussed housing unit size, density, setbacks, parking, affordability, landscaping, and building design. Once break out groups ended, the City hosted a question and answer period to respond to any final questions, comments, or concerns on the project.

Community Survey Results

The following summary describes community's general perceptions and aspirations of cottage housing. Consideration of community input is important not only to create community support and consensus, but also because residents may inhabit cottage units in the future. Due to rounding, percentages may not add to an exact 100%, however a complete tabulation of data is given in Appendix A.

Respondent Profile

Respondents were asked optional housing questioned to better understand who responded to the survey. Eighty seven percent of respondents live in a stand-alone house, 93% of which own their own home. Six percent of community survey respondents live in an apartment or condo, half of which are renters. The remaining seven percent of respondents live in a townhouse (2.2%), a cottage house (1.9%), a duplex or triplex (1.25%), other (1.25%), or do not have a home (1 respondent, 0.3%). Approximately 89% of respondents owned their homes and 10% rent their homes. The survey had a higher percentage of respondents that own their homes



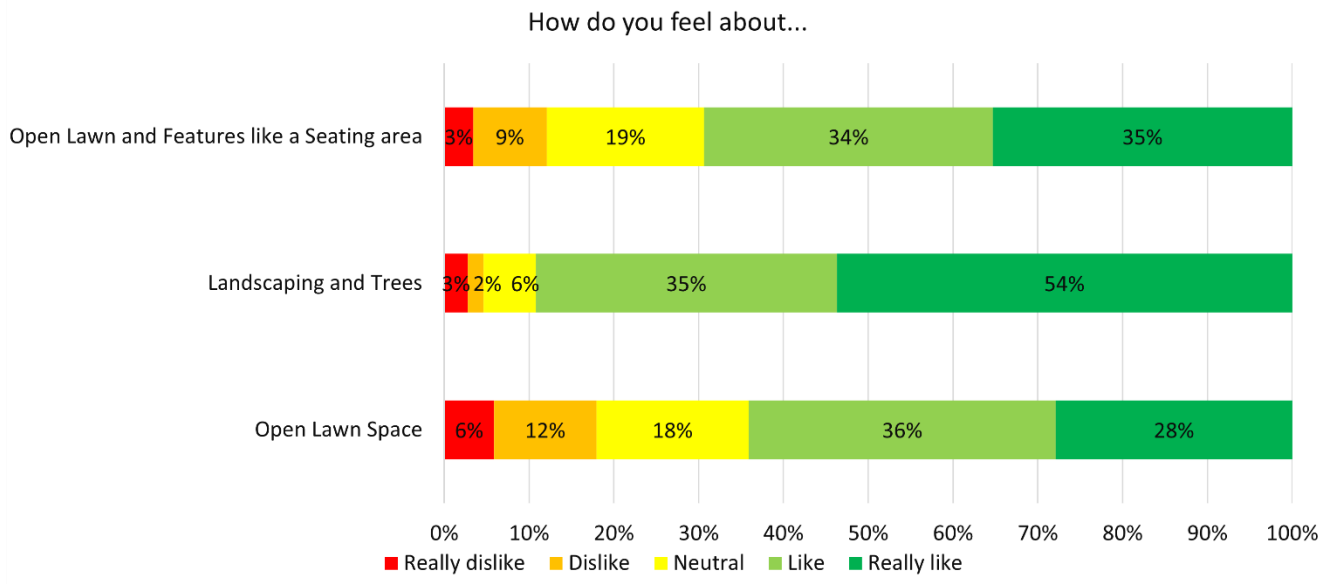
(93%) than the City population at large (36%). As a result, there is a skew of survey participants towards single family units and away from renting.

Significance

The survey collected 325 individual responses, which is 0.58% of the total city 2020 population of 58,609¹. No ethnic, age, disability, income, employment, or extended household demographics were collected for the sample size. The sample disproportionately represents single family homeowners, and this sample bias should be considered when drawing conclusions from the following trends.

Landscaping

Community members expressed strong desire for greenspace in the shared areas of cottage housing developments. Almost two thirds of respondents (64%) supported open lawn space, 89% like the idea of landscaping and trees, and 69% like lawn space and features like a seating area in the shared space between cottages. When asked to rank the open lawn, landscaping with trees, or lawn with features, a slim majority (54%) preferred the idea of landscaping with trees dominating the common space. Many respondents wrote in that they would like to preserve existing trees as landscaping elements for environmental, shade, and recreation purposes. While many community members wrote in that lawns allow for open recreation and gathering space, there is large recognition that the environmental and maintenance cost of lawns do not make them worthwhile elements. As one respondent described, “landscaping and trees could still have a seating area and a small play area without using the resources necessary to maintain a grass lawn”.



¹ City of Shoreline. (n.d.) *Quick Facts*. <https://www.shorelinewa.gov/our-city/about-shoreline/quick-facts>



Figure 1: Community survey responses related to shared landscaping requirements.

Residents believe that there should also be landscaping associated with individual cottages. Only 3.4% percent disliked landscaping in front of individual cottage housing units.

When asked to rank different types of private space in front of individual cottages, most (53%) ranked covered porches highest, followed by fenced yards for individual cottages (21%), and landscaping (19%). Respondents thought covered outdoor areas would provide more individual usable space, protection from the elements, and create a sense of community. Community members were split in preference of fenced yards (26% dislike, 32% neutral, and 42% like), but generally agreed fenced yards would be beneficial to provide an area for children, dogs, and vegetable gardens. Preferred fencing styles were varied, with some seeing fences as necessary for maintaining privacy or containing dogs, while others saw them as contradictory to the community character of cottages developments. Respondents agree that visual compatibility and maintenance should be considered when deciding on fence style. Survey respondents leaned towards permitting more features such as covered porches, landscaping, and yard space for individual cottages.

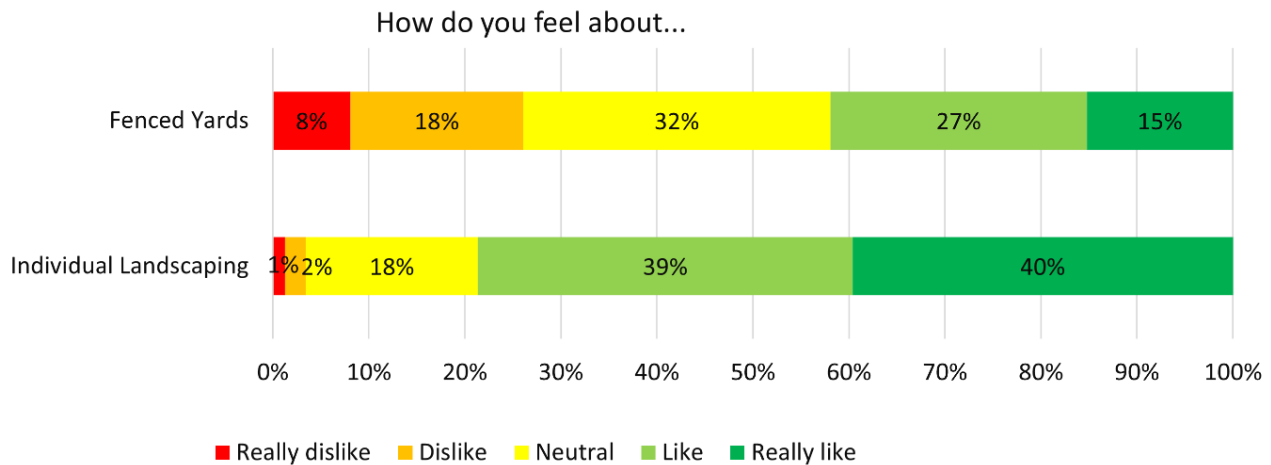


Figure 2: Community survey responses related to individual landscaping requirements

Structure Design

Feedback was collected on various elements of cottage house design. Respondents prefer cottage developments have similar architectural elements between building but are not identical. Most respondents like both units which are similar colors but different building styles (56%) and units that are similar building styles with different colors (58%). Respondents liked both lower profile single story (74%) and larger two story (65%) cottage houses, and when asked what style of cottage they would live in, a majority (75%) would prefer to live in two-



bedroom two-bath units, the largest option. Many people wrote in to advocate for two-bed one bath designs and specific house layouts to serve specific populations, such as single floor cottages for the elderly or disabled, second floors to provide home workspace, and two bedrooms for families with kids.

How do you feel about...

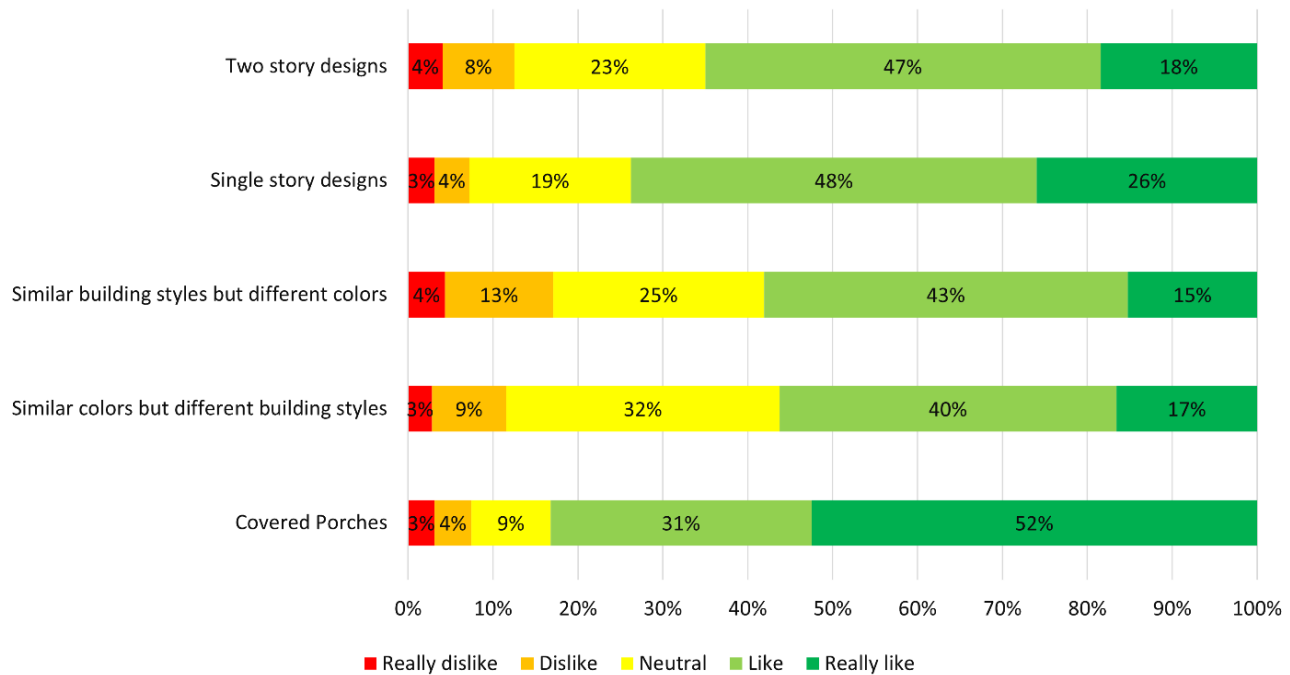


Figure 3: Community survey responses related to individual cottage designs

Parking

Vehicle parking is an amenity of cottage housing which can be provided as a private amenity, in a public area, or through a mix of both. Half of respondents (51%) indicated preference for detached garages to provide the parking amenity rather than a row of parking away from houses (23%) or carports (18%). Many people write that garage parking could be beneficial for security and to provide other storage uses, which may be limited otherwise in cottage dwellings. There is recognition that tradeoffs might be necessary with parking to accommodate cost, aesthetic, walkability, and space concern.

Respondents were also polled on their bike parking preferences. There is a strong preference (73%) to create secure bike lockers (rather than uncovered or covered unsecured bike parking) to protect bicycles from theft, elements, and encourage more use of bikes as transportation.

Some people write that bikes should be stored in people’s personal space, namely homes, porches, or detached garages.

General Sentiment

Most respondents see providing an avenue to developing cottage housing beneficial for Shoreline. Seventy-two percent of community respondents said they would choose to live in cottage homes, an additional 3% indicated they would if certain conditions were met, and another 13% indicated they may if certain conditions were met.

A large concern among survey respondents was that the existing urban canopy would be reduced if this development were to occur. Responses are frequently punctuated by a distain for developments which have eliminated existing trees. Affordability to people wishing to buy a home for the first time and those wishing to downsize into a smaller home is of high priority, and some worry that requiring too many amenities would increase the end cost past the point of affordability. Residents hope that any development of cottage housing won’t affect their current quality of life, notably through disturbed parking or views. Comments asking for consideration of green development requirements are scattered across survey responses as well. Generally, the survey sample is in favor of cottage housing if their development regulation preferences were to be met.

Cottage Resident Survey Results

The analysis below describes the current perceptions and future aspirations of cottage housing respondents. Due to rounding, percentages may not add to an exact 100%, however a complete tabulation of data is given in Appendix C.

Respondent Profile

Respondents were clustered in the 35-44 (36%) and 55-74 (63%) age ranges. Eleven residents represented 21 cottage housing residents, but home sizes averaged 2.3 people. This suggests that multiple respondents may have represented individual households. Four out of seven shoreline cottage developments were represented in the survey with representation from Greenwood Cottages (36%), Reserve Cottages (27%), Meridian Park (27%), and Madrona cottages (9%). All respondents owned their cottage homes, and the majority (63%) had one pet or more.

Significance

This survey received 11 responses, which is 8.7% of the total population in cottage housing. This sample size can be considered a significant amount representing the overall population accurately. When drawing conclusions from this sample, the respondent profile should be considered.



Housing Characteristics

Survey respondents answered five questions which described the discrete characteristics of their housing. The majority (64%) of respondents live in two-bedroom cottage houses, followed evenly by three (18%) and one (18%) bed homes. Most respondents (55%) have two bathrooms in their homes, followed by one bathroom (36%) and one and a half bathrooms (9%). Eighty-two percent of respondents live in two story homes and 18% live in 1.5 story buildings. This is characteristic of cottage homes generally, which were limited by square footage and height maximums while their development was permitted in Shoreline.

Housing Services

One of the foundations of cottage housing is a mix of shared and private services. Shared services often include a common recreation area and private services include housing and private yard areas. Survey respondents typically liked (73%) the amount of private outdoor space they had; however, some residents wanted more space (27%). All respondents were satisfied with the amount of shared outdoor space they have and noted that the space provides an area to build community while maintaining some privacy between houses. Approximately 82% of respondents believe there is enough parking provided for their household (two thirds of households have one car, and one third have two cars), and 64% think there is enough parking available for guests. Those with two cars think there isn't enough parking for residents only ten percent more than those with one car. Most residents surveyed (91%) own one bicycle with more than half (55%) owning at least two bicycles. Most (64%) residents think there is enough secure bicycle storage for their household, but not for their guests' bicycles.

General Sentiments

Overall, residents seem to enjoy the single-family residential character provided by cottage housing without the high cost or maintenance demands from a traditional single-family residence. As one respondent put it, their favorite aspect of living in a cottage home is "affordability of a freestanding home in a great neighborhood." Most residents (64%) feel that their cottage house is the right size for their household, and while no one feels that the space is too large, some (36%) feel it is too small. Survey respondents like the location of their cottage house due to proximity to transit (82%), shopping (72%), parks (55%), and employment opportunities (45%). Residents wrote that they enjoy the communal aspects, privacy, and greenspace provided by cottage housing. Numerous respondents note that the shared and communal landscaping creates refuge from the larger urban environment.

Desired Changes to Cottage Residences

Residents reported an overall happiness with the design of the residential units, but they indicated some desired changes for consideration. One popular request was having larger living and storage spaces. Residents note that an additional 200-300 square feet would enhance the quality of life for all residents. Residents supported permitting an additional story to meet



storage needs. All survey respondents were satisfied with the community space provided; comments issued on shared spaces were related to maintenance operations that are typically prescribed under a *Homeowners Agreement*. Residents noted that fences and green space between cottages was a necessity to make the community functional and desirable.

Technical Review Staff Results

A group of technical review staff convened in a mock pre-application to evaluate a hypothetical cottage housing development and identify applicable code standards. Staff from Building, Planning and Public Works departments were all present along with staff from outside agencies including Shoreline Fire, Seattle City Light and North City Water District.

After a review of a cottage development all review disciplines agreed they can accommodate this type of development with existing standards and review processes. Shoreline currently permits similar developments called multiple building on one lot or MB1L. These types of developments can be as small as two single-family residential buildings on one large lot or include townhouse developments with multiple buildings or multifamily developments with multiple buildings. Required development standards scale up or down depending on the level of proposed development.

The building department identified that setbacks between cottages could be reduced if certain criteria are met (ex. fire rated walls and limited building openings). Areas of concern from the fire department included making sure there is sufficient emergency vehicle access to the site, that the site have clear addressing so they can respond to the correct unit and that walkways are large enough to accommodate a gurney. Further notes from the meeting are attached as Appendix E.

Once a draft code is prepared, this group will reconvene to again check whether there are any regulatory conflicts that need to be resolved prior to code adoption.

Technical Stakeholder Results

A group of developer and builders were invited to participate in a stakeholder meeting. Their input was gathered to determine considerations that the City should make in the new cottage housing code and to incentivize developers to successfully implement the code. Key topics discussed in the meeting are summarized below and a full list of feedback from participants can be found in Appendix F.

Development Standards

Stakeholders identified specific standards which were previously difficult to accomplish. Stakeholders were interested in permitting attached cottages, doubled use of parking spaces, curb cuts, and density bonuses to increase opportunities for successful projects. Stakeholders



were concerned about centrally oriented courtyards, parking efficiency, fire lane driveways, and individual unit utility stubbing, which all contribute to the end user cost and could discourage developers from considering cottage projects. The group encouraged collaboration between City Departments to build in code efficiencies, a consolidated or expedited permit process, and adopting standardized plans to lower development and increase affordability to potential homebuyers.

Affordability

As developers see it, the key to developing affordable homes is to reduce costs developers face in permitting and construction. Stakeholders recognized that reducing development costs is the primary strategy to increasing product affordability. One strategy considered was requiring affordability metrics within the code, however stakeholders vocalized the method was undesirable because it would create too many requirements for developers to consider and would be a barrier to any cottage development project. High land values were also recognized as largely determinant of product cost influenced by market conditions. Stakeholders agreed allowing a higher density on cottage lots could offset impacts of land values.

Cottage Size and Setbacks

There was consensus that density would be a factor in determining the appropriate size of cottages. Stakeholders agreed maintaining underlying zone's density allowances would only be feasible if two story units are permitted. Stakeholders did not see 500-900 square foot minimums as feasible, because there would be little incentive to build standalone structures the size of a one-bedroom apartment. For a two-bedroom unit, 1,000 square feet was seen as the minimum with additional bedrooms needing at least 200 square feet.

Street setbacks were seen as the priority setback. A front setback of ten feet and side setback of five feet were deemed reasonable. Stakeholders agreed that setbacks can kill a project by reducing the buildable area too much. Larger lots were seen as preferable to develop for this reason: there is proportionately more buildable area. Large undeveloped lots or multiple adjacent properties appropriate for redevelopment can be difficult to find or acquire in Shoreline.

Parking

Stakeholders stated a ratio of one parking stall per unit is the maximum that should be required. Parking stalls are a large demand on land because they require space for parking, vehicle circulation, setbacks, landscaping, and pedestrian pathways. Developers were keen to allow reductions for proximity to transit. They saw parking studies as beneficial because they could allow for more accurate parking requirements for specific sites. Stakeholders want more freedom in parking placements to maximize the buildable residential space.



Open Space

Participants preferred amenity space requirements over open space. Several strategies were discussed to consolidate open spaces, such as limiting open space requirements for each unit, creating open space bonuses for proximity to a park, and providing amenities over grass lawn. Attractive landscaped pathways were preferred to open green space. The group believed that quality of open space should be preferred to larger quantities of green space in development regulations.

Building Design and Density

Stakeholders saw architectural design and density as secondary to other requirements. Developers want to create attractive products to sell and believed that less detail for architectural standards would create more variety of cottage designs. Participants saw bulk development standards and scale as being sufficient to achieve a quality, uniform design that can fit into existing neighborhoods. Cottage sizing, landscaping, parking, and building design requirements were seen as the driving factor of feasibility rather than density. The group believed between 10-12 units per acre should be considered to achieve the minimum density for profitability.

Community Focus Group Results

A focus group of community members convened virtually on September 21, 2022, to provide their opinions on cottage development. Residents from Hillwood, Richmond Beach, Ridgecrest, and Echo Lake were all in attendance.

Focus group members were somewhat familiar with cottage housing, either having toured some of the original cottage homes in Shoreline in the early 2000's or having seen them in communities like Whidbey and Bainbridge islands. When asked whether they would live in a cottage house participants indicated their housing priorities like single-level living, affordability, privacy, and aesthetics would need to be met. Participants responded positively to the possibility of cottage communities being developed in their neighborhoods. Values like a sense of community were expressed along with the importance of affordable home ownership opportunities.

Regulations of interest included preservation of mature trees and providing sufficient parking for cottage residents. When asked about cottage house locations participants indicated they should be near shops and restaurants and that good transit access would be important, though not necessarily near transit centers. Other topics of discussion included the trend of more people working from home and the importance of cottages being built to accommodate that trend. The importance of designing communal space as a place to gather and designing buildings to get a lot of natural light was also discussed. Overall, the group was generally positive about the concept of cottage housing with acknowledgement that more housing



choices are necessary, and this is only a first step. Notes from this meeting are attached as Appendix G

Virtual Open House Results

Open house participants believed that cottage housing could be an appropriate method to address housing needs while preserving the residential character of Shoreline. Key topics discussed in the meeting are summarized below and a full list of feedback from participants can be found in Appendix H.

Maximum Square Footage and Height

Participants felt comfortable that cottage units around 1,000 square feet total would meet housing needs while maintaining affordability. The largest square footage mentioned was 1,300 square feet, and the smallest square footage mentioned was 700 square feet. People expressed desire for a variety of housing forms to be encouraged within the community. Consensus was gathered that a range of cottage unit sizes should be a requirement in the new code to ensure a variety of cottage sizes are developed to meet a range of housing needs, both for seniors and young families.

Some noted that single story design increased accessibility for seniors, yet there was broad acknowledgement that two story cottages make better use of space than single story units. Participants also stated that building heights should be determined by the surrounding neighborhood as opposed to a standard cottage height.

Density

Participants want to ensure sufficient space on-site to provide the key features of cottage developments. Community members prioritized open spaces and amenities over requiring a specific minimum or maximum density. The range of 7-12 units per acres was largely referred to as a reasonable density. Residents stressed a greater need to provide fair setbacks between cottage units and adjacent properties than create prescribed densities.

Setbacks

Feedback was collected to create sufficient buffers between separate units. However, creating more affordable units and ensuring compatibility with existing neighborhood trumped uniform buffer standards among participants. Residents preferred cottages to be 10 feet apart from one another and from property lines, which is similar to setbacks for traditional single-family residences. Adopting similar setback requirements was seen as a method to preserve the character of Shoreline Neighborhoods and promote higher quality of life. Residents recognized that other development requirements, such as landscaping, parking, and screening, may ultimately determine how far cottages are setback from property lines. One idea discussed at the event was permitting setback averaging between cottages and the surrounding properties



to allow flexibility to developers. Other solutions to maximize livable space while maintaining existing neighborhood character were discussed, such as screening and sound barriers.

Parking Requirements

One parking spot per bedroom was largely recognized as a reasonable method of determine required parking for cottage units. Community members stated that parking requirements should not require cottage residents to park off the street, because cottage residents should be allowed to park on the street, just like residents of single-family homes. Parking infrastructure, such as covered parking, charging stations for EVs, and especially garages, were recognized as important considerations to develop a comprehensive parking regulation for the use. Residents discussed alternative locations for shared parking lots that would create an attractive street frontage, ensure safe car access to and from parking areas, and accessibility between cars and cottages for mobility impaired individuals. When cottage housing is located near to transit centers such as light rail, people felt that lowering parking requirements could only be reduced slightly without impacting on-street parking availability.

Affordability

Participants generally agreed that cottages should be affordable but disagreed on the appropriate strategy. Some stated that by virtue of being smaller units on smaller plots of land, the units would be affordable. Others believed that size and design variability was key to creating more affordability because some units would be inherently less desirable than others. Participants acknowledged that there are other drivers behind affordability in the area such as utilities, location, taxes, and potential HOA fees applicable to cottage housing developments.

Residents agreed that cottage housing should present an opportunity for first time home ownership but felt that requiring cottages to be owned units is a barrier to overall affordability. There was strong support to consider a rental option in the new code. Home ownership occupancy should be prioritized, but leasing should not be prohibited outright.

Landscaping

The main concern with vegetation and landscaping presented was maintaining existing trees. Preserving trees on site and planting additional native trees was mentioned in every breakout group that provided feedback on the subject. Perimeter landscaping to block noise from the road and maintain privacy between units alongside some open space for recreation were both noted as important.

Design

Besides a bias against modern boxy structures, residents were open to a broad variety of designs. Different breakout groups noted different styles of single-family residences exist in Shoreline, thus no strict design precedents can be created to fit with the existing character.



People noted variety, elevation changes, and sustainable design as preferable to cottage designs with a monotonous conventional home character.

Conclusion

The community generally supports the development of a new cottage code in Shoreline and have similar concerns that can be collectively addressed in a revised code. Only twelve percent of the broader community surveyed said they would never live in cottage housing under any circumstances and current cottage housing residents were satisfied with their housing.

Outreach groups acknowledged that different communities have different needs and allowing variability between cottage housing developments could be a good way to serve the housing market and preserve community buy in throughout the project. For instance, an elderly widow has a different set of housing needs than a young couple with two children. Aesthetic discrepancies which may arise when designing to meet different needs likely don't present an obstacle due to the current mixed character of Shoreline and community preference for some type of design variety between cottage developments. The public opinion of various aspects of cottage housing are given below.

Housing Design

Creating a cottage housing code that matches the public vision for the desired cottage aesthetic helps address potential pushback on cottage developments. Participants were supportive of many structure design elements presented to them, such as porches, various floor designs, and various aesthetic designs, with most respondents liking or really liking all the options presented. Community members were very supportive of covered porches, liked two story designs but were also supportive of one-story designs, and found similar building styles with different colors and similar colors with different building styles both acceptable. Responses from current cottage housing residents largely agreed with these considerations. Cottage residents, who were not polled about the physical design of their current houses, never expressed their want for less space, and a third of the time felt their housing was too small. Technical stakeholders agreed that given the developed nature of Shoreline, density goals would only be possible with two stories. Allowing two-story cottage design appears in line with public opinion.

Open house and technical stakeholder participants agreed that larger setbacks of at least 10-feet were preferable. The community does not want cottage housing to disrupt their current housing, either through changing the urban canopy or street fronts. In this vein, respondents felt that street front setbacks should be prioritized over setbacks between cottages. The technical stakeholder group agreed with this prioritization and felt that too large of setback requirements could kill project feasibility.



Landscaping Design

Shoreline residents have a strong desire to preserve the urban tree canopy, which aligns with preferences about cottage landscaping. The most preferred shared landscaping was landscaping and trees, and many wrote expressing the desire for more eco-friendly landscaping. Private greenspace was also seen as important: most cottage residents liked the amount of private greenspace available to them, and only three percent of the community group disliked individual landscaping for cottage homes. The technical stakeholder group felt that quality of greenspace was more important than quantity and noted that landscaped paths could present a better requirement than open space.

Opinions on fencing requirements were mixed. While one cottage resident saw fencing as non-negotiable, ambivalent feelings from the community on fenced yards and disagreements about the preferred fence material make fencing seem more like individual preferences. Due to this conflict, the best route forward may be to allow individual residences to add fences to their front lots, but not require it of developers.

Parking

Parking was viewed as a valuable amenity by the groups. The non-stakeholder groups felt that two spaces per unit or a garage were highly preferable, but the technical stakeholder group saw one parking space per unit as the maximum allowable code requirement. Many community members and cottage housing residents saw garages as a valuable storage opportunity for the otherwise small cottage units. Community members felt that street parking could be used by cottage residents but did not want their use of street parking to burden the surrounding community. As is a theme, community support was present for cottage housing so long as it did not interfere with the surrounding community's current way of living. As a technical stakeholder group member suggested, parking studies may be a way to gauge the impact of cottage housing on area parking.



Appendix A: Community Survey Summary

Table 1: Question 1

How do you feel about open lawn space in the middle of a Cottage Housing Development?	Percent of Respondents	Number of Responses
Really dislike	5.88%	19
Dislike	12.07%	39
Neutral	17.96%	58
Like	36.22%	117
Really like	27.86%	90
Answered		323
Skipped		2

Table 2: Question 2

How do you feel about landscaping and trees in the middle of a Cottage Housing Development?	Percent of Respondents	Number of Responses
Really dislike	2.78%	9
Dislike	1.85%	6
Neutral	6.17%	20
Like	35.49%	115
Really like	53.70%	174
Answered		324
Skipped		1

Table 3: Question 3

How do you feel about open lawn and features like a seating area in the middle of a Cottage Housing Development?	Percent of Respondents	Number of Responses
Really dislike	3.41%	11
Dislike	8.67%	28
Neutral	18.58%	60
Like	34.06%	110
Really like	35.29%	114
Answered		323
Skipped		2



Attachment B - Public Engagement Summary

SHORELINE COTTAGE HOUSING CODE PUBLIC OUTREACH SUMMARY

Table 4: Question 4

Imagine you live in a Cottage House. Thinking of the options above, please choose the style of common open space you would most prefer. If you have comments, please tell us why you chose the style you did.	Percent of Respondents	Number of Responses
None of the above	6.60%	21
Open lawn space	2.52%	8
Landscaping and trees	54.40%	173
Open lawn and features like a seating area	36.48%	116
Please tell us why you chose the style you did (optional)		209 Responses
Answered		318
Skipped		7

Table 5: Question 5

How do you feel about covered porches on individual Cottage Houses?	Percent of Respondents	Number of Responses
Really dislike	3.11%	10
Dislike	4.35%	14
Neutral	9.32%	30
Like	30.75%	99
Really like	52.48%	169
Answered		322
Skipped		3

Table 6: Question 6

How do you feel about landscaping in front of individual Cottage Houses?	Percent of Respondents	Number of Responses
Really dislike	1.24%	4
Dislike	2.17%	7
Neutral	17.96%	58
Like	39.01%	126
Really like	39.63%	128
Answered		323
Skipped		2



Table 7: Question 7

How do you feel about fenced yards for individual Cottage Houses?	Percent of Respondents	Number of Responses
Really dislike	8.07%	26
Dislike	18.01%	58
Neutral	31.99%	103
Like	26.71%	86
Really like	15.22%	49
Answered		322
Skipped		3

Table 8: Question 8

Imagine you live in a Cottage House. Thinking of the options above, please choose the style of private open space you would most prefer. If you have comments, please tell us why you chose the style you did.	Percent of Respondents	Number of Responses
None of the above	6.67%	21
Covered porches on individual Cottage Houses	53.02%	167
Landscaping in front of individual Cottage Houses	19.05%	60
Fenced yards for individual Cottage Houses	21.27%	67
Please tell us why you chose the style you did (optional)		187 responses
Answered		315
Skipped		10

Table 9: Question 9

Imagine you live in a Cottage House. Based on the options below, please choose the style of fences you would most prefer. If you have comments, please tell us why you chose the style you did.	Percent of Respondents	Number of Responses
None of the above	13.38%	42
Low picket fence - all wood	26.11%	82
Low wood and wire metal fence	32.80%	103
Low solid wood fence	17.52%	55
Low split rail fence	10.19%	32
Please tell us why you chose the style you did (optional)		187 responses
Answered		314
Skipped		11



Table 10: Question 10

How do you feel about Cottage Houses that are similar colors but different building styles?	Percent of Respondents	Number of Responses
Really dislike	2.81%	9
Dislike	8.75%	28
Neutral	32.19%	103
Like	39.69%	127
Really like	16.56%	53
Answered		320
Skipped		5

Table 11: Question 11

How do you feel about Cottage Houses that are similar in building styles but different colors?	Percent of Respondents	Number of Responses
Really dislike	4.35%	14
Dislike	12.73%	41
Neutral	24.84%	80
Like	42.86%	138
Really like	15.22%	49
Answered		322
Skipped		3

Table 12: Question 12

How do you feel about single-story Cottage Houses?	Percent of Respondents	Number of Responses
Really dislike	3.13%	10
Dislike	4.06%	13
Neutral	19.06%	61
Like	47.81%	153
Really like	25.94%	83
Answered		320
Skipped		5



Table 13: Question 13

How do you feel about two-story Cottage Houses?	Percent of Respondents	Number of Responses
Really dislike	4.06%	13
Dislike	8.44%	27
Neutral	22.50%	72
Like	46.56%	149
Really like	18.44%	59
Answered		320
Skipped		5

Table 14: Question 14

Imagine you live in a Cottage House. Please choose the size of house you would most prefer. If you have comments, please tell us why you chose the style you did.	Percent of Respondents	Number of Responses
None of the above	11.01%	35
1 bedroom, 1 bathroom	10.06%	32
1 bedroom, 2 bathrooms	3.46%	11
2 bedrooms, 2 bathrooms	75.47%	240
Please tell us why you chose the size you did (optional)		177 Responses
Answered		318
Skipped		7

Table 15: Question 15

Imagine you live in a Cottage House. Based on the options below, please choose the style of parking you would most prefer. If you have comments, please tell us why you chose the style you did.	Percent of Respondents	Number of Responses
None of the above	8.44%	27
Row of parking, tucked away from houses	22.81%	73
Detached garages.	51.25%	164
Carport (covered parking stalls)	17.50%	56
Please tell us why you chose the style you did (optional)		187 Responses
Answered		320
Skipped		5



Attachment B - Public Engagement Summary

SHORELINE COTTAGE HOUSING CODE PUBLIC OUTREACH SUMMARY

Table 16: Question 16

Imagine you live in a Cottage House. Based on the options below, please choose the style of bicycle parking you would most prefer. If you have comments, please tell us why you chose the style you did.	Percent of Respondents	Number of Responses
None of the above	12.62%	40
Uncovered outdoor parking	6.94%	22
Covered outdoor parking	7.57%	24
Secured bike locker parking	72.87%	231
Please tell us why you chose the style you did (optional)		176 Responses

Answered **317**
Skipped **8**

Table 14: Question 17

What type of housing do you live in?	Percent of Respondents	Number of Responses
A house	86.92%	279
A Cottage House	1.87%	6
A townhouse	2.18%	7
A duplex or triplex	1.25%	4
An apartment or condo building	6.23%	20
I do not have a home	0.31%	1
Other (please specify)	1.25%	4

Answered **321**
Skipped **4**

Table 15: Question 18

Do you rent or own your home?	Percent of Respondents	Number of Responses
Rent	9.94%	32
Own	88.51%	285
I do not have a home	0.00%	0
Other (please specify)	1.55%	5

Answered **322**
Skipped **3**



Table 16: Question 19

Would you ever choose to live in a Cottage House?	Percent of Respondents	Number of Responses
Yes	71.83%	232
No	12.07%	39
Other (please specify)	16.10%	52
Answered		323
Skipped		2



Appendix B: Community Survey Write in Responses

Question 4:

Imagine you live in a Cottage House. Thinking of the options above, please choose the style of common open space you would most prefer. If you have comments, please tell us why you chose the style you did.

- Most like living in a private home lot
- How about food producing garden space?
- Open lawn space...when living in a small space, a nearby open, inviting space is important.
- To provide shade and visual interest
- People want a feeling of privacy. Open spaces may attract unwanted pet issues and spaces for tent residents to take up space.
- Common greenspace can provide a common meeting area for neighbors and activities. Native grasses are ideal since they require less maintenance. Lining the green areas with trees or other natural sheltering features can also help retain water and provide shelter on hot or sunny days.
- Seating area promotes community. Open lawn is cleaner and less maintenance (I think).
- Lawns take so much water. We need to consider climate change. Use drought tolerant plants and trees for shade.
- With urban heat islands on the rise, I am concerned about the need in the future for shade and shady green spaces. I would like to see the integration of healthy, mature, established trees into the design of these homes. Those trees, along with native plantings (salal, oregon grape, kinnikinnick, vine maples, oceanspray, etc... would be very welcome, attractive and would probably thrive.)
- Prefer having a place where people can sit and visit.
- Landscapes and trees are useful for shade as well giving residents they aren't living in concrete environments
- Mature trees have the benefit of keeping the climate cooler. Ideally one would build a community like this around already mature trees or at least some, and then plant and remember to care for younger ones.
- Landscaping and trees would fit in with the historical environmental atmosphere of Shoreline. HOWEVER, since the Shoreline City Planning Department and City Council are approving monstrous apartment communities and filling up nearly all possible space for Cottage Housing, there are none, and will not be any spaces available for this type of liveable housing!!
- We need more trees in general. Deciduous trees would provide shade in the summer and let the sun in in the winter
- Greater possibly for small communities to develop
- Keep our large conifers. They provide cool cool shade and a place for people to enjoy the shade and the birds. We do not need large open hot spaces in Shoreline. Children love large shade trees too.

I have observed the construction workers that are clearing our beautiful areas for apartments ect. all try to park under a large conifer tree for the cool shade and to eat their lunches. This is something all people have in common. The arborvitae trees the city is allowing as replacement trees to our beautiful conifers do not provide cool shade or ecosystems for our local birds.



- I would not use the common space. That's what parks are for. I'd rather have a small private outdoor area.
- Also need to think about environmental noise pollution and smoke free zone because air is public thing can't control any body. Therefore, we need smoke free zone and rule in cottage house district.
- First, it is more inviting. Looks more like a "home" rather than apartment. Second, it is Hot now. It looks like someplace I would go to visit with my neighbors. And of course, trees do more for the environment than any landscaping.
- I would not use the common space. That's what parks are for. I'd rather have a small private outdoor area.
- Landscapes and trees are useful for shade as well giving residents they aren't living in concrete environments
- Looks nice. We need trees and small kids need to climb them and explore.
- This would help foster community gathering amongst the neighbors
- To make it look nice and have trees to provide oxygen for us to breathe.
- Offers more shade and wildlife viewing opportunities.
- Grass lawns are water hogs, not eco friendly, and should not be part of any new development. Landscaping with drought-resistant plants is much better. There should be plenty of shade trees. Native, mature trees should be encouraged. Seating areas are good. Residents should be able to be outside and enjoy their space.
- I would like a bit of lawn so that a person could lie on the ground and look up at the trees or sky, but trees to cool the area and plants with flowers, fruit or vegetables or other sensory pleasures (lamb's ears for people to touch, herbs to taste or smell etc.) for most of the space.
- **WE ABSOLUTELY NEED TO RETAIN OUR EXISTING MATURE TREES TO FIGHT CLIMATE CHANGE. NEW TREES WILL HELP, BUT COTTAGES WILL ALLOW MORE DESIGNING AROUND THE EXISTING TREES WHERE IT'S IN THE MIDDLE OR BACK OR IN FRONT. I WANT TO BREATHE, EXPERIENCE THE BIRDS AND WILDLIFE, COOLER AIR, SHADE, AND ONLY TREES CAN MAKE THAT HAPPEN.**
- best of both, lawn for greenery, seating for a place to sit and talk with neighbors, family.
- Build around existing mature trees with a trail in the woods connecting the houses. Plant nut and fruit trees for a eatable forest.
- Trees provide much needed shade during our increasing hot temperatures. I think a bench here and there rather than an official seating area is a good idea.
- Lawn areas are not environmentally friendly, requiring tons of water, fertilizer, pesticides, etc. to remain green. They do not provide shade for residents in an ever-increasingly hot climate. Cottage housing must be built around existing mature trees (planting baby replacement trees just won't cut it) and incorporate low-water landscaping. Lawns are an anachronism from a bygone era. They don't belong in the 21st Century.
- I live in a cottage community that looks similar to this. Trees provide shade and privacy between houses that face each other. Trees should be part of these open spaces between houses! I can't emphasize this enough. Otherwise there is nothing to break up the visual sightlines between houses that face each other. Plus please consider the climate mitigating impacts of trees, the wildlife habitat (birds, squirrels) trees provide, the heat mitigation trees provide, and the lower energy costs trees provide to reduce the need for AC. Trees add value to property as well.



- Lawns should be avoided totally; they're not environmentally friendly. A mix of native trees and native plants should be placed in open areas. Use of toxic chemicals should not be allowed.
- Minimum lawn and lots of MATURE trees. Any competent developer can design around existing mature trees. Community gardens are extremely beneficial to establishing and maintaining a cohesive environment.
- Native Trees and plants and edible plants, stop with the lawn everywhere
- Landscaping and trees provides many benefits to all of us and wildlife and pollinators as well. Trees are now known for many benefits for health to humans as well as sequestering CO2, pollutants, shading and cooling an area. Lawns are essentially not helpful to birds or pollinators and many people resort to toxic chemical pesticides to maintain a lawn that actually has no benefits to people or the biosphere: "Lawns may be green, but they're terrible for the environment" <https://ggwash.org/view/72499/lawns-are-good-for-almost-nothing-environment-eco-landscaping>
- I want mature (established) trees preserved, native plants and bark/gravel as landscape (not lawns), and common space for seating (community). Minimum concrete (maybe just sidewalks). I wish there were many develops like this in King County and Shoreline City!
- more calming and peaceful
- Heat island reduction, Trees are the top priority.
- I would like mature trees connected by walking trails surrounding the homes
- It's imperative during the climate crisis, that we save as many mature trees as possible instead of cutting them down for endless development. It's time to start designing homes around the trees. And putting in lawns is a huge waste of water which is needed to keep them green.
- Trees are essential for diminishing impacts of heat, some times of trees provide draining maximization, all trees do carbon storage. MOST importantly, this type of design allows for existing mature trees to be incorporated into the design rather than be cut.
- The more trees the better - they provide shade and help with the environment. Any mature trees already at the site NEED to remain, and not be destroyed.
- The trees and landscaping provide shade and privacy, plus they help absorb sound. The trees also help keep temperatures lower, especially if some of the existing mature trees are kept on the property.
- I would prefer landscaping and trees so less water is needed to keep lawns green. They also provide shade and attract bees for reproduction. Having an open space is lovely for kids to play in if that is the target group you are thinking of but there are plenty of parks available for the kids to play at around Shoreline. I like the idea of a sitting area with gardens so residents can gather and share experiences with one another.
- We need more trees, less grass/lawns
- It offers a place for people to socialize
- looks more natural
- Drought tolerant low cost easiest to maintain and blends well with our sfd neighborhood
- Drought tolerant low cost easiest to maintain and blends well with our sfd neighborhood
- Like to see plenty of tree canopy in the common space so please include in the design any existing mature trees as part of your plan. If not please have the regulation for the developer to plant trees in the common area.
- Area to play and meet with others.



- I think it would be great to have a community like feel but I also think trees are really important in this outlook
- Trees are essential to mental health. We need our big trees always!
- lawn and seating provides opportunity for community interaction by residents of all ages and stages.
- I prefer landscaping, trees AND an open seating area. Also, common area needs to be larger.
- Without grass, there is less of a need for immediate maintenance of the yard.
- Trees add to community feel, cool the space and invite nature
- Like the idea of having lots of green around me. I would like a community vegetable garden.
- Seating area would be nice to give people places to be outside. Though, some trees and landscaping would be good along side seating areas, depending on if the area has space.
- We need shade trees. Some open lawn is fine, but need shade trees
- It could be an informal place for neighbors to meet and get to know each other. Maybe community BBQs or picnics, etc.
- having outdoor communal space for activities seems great, although i would like some tree cover around the lawn
- Landscaping gives the area some life and color and can provide some seating as well all year round
- A lawn would give me the option to host larger group events or parties outdoors.
- Beauty and health that living in nature provides, which I believe is what Shoreline used to be known for.
- trees provide shade and help reduce heat
- Some residents may have a child/grandchild or two and having a place for them to play would be great, as well as seating for parents/grandparents to watch them. I think having seating also may encourage neighbors to hang out with each other.
- A cottage housing project ideally becomes a small community of friends who socialize and look after one another. A physical meeting area centrally located is essential to developing a sense of "community."
- It would be the quieter, shadier, more visually appealing design
- Trees and shrubs provide shade and wildlife habitat. Lawns require maintenance, water, and chemicals to maintain
- Landscaping and trees provide more privacy. Open areas with seating are good for bringing neighbors together if they enjoy each other's company, however can get loud for everyone if only one or two families occupy that space all the time or have kids that are out there frequently.
- Landscaping and seating area(s)
- More versatile for kids to play and/or have friends gather
- Shared greenspace is often poorly maintained. It's easier to maintain lawn and seating than landscaping. But even lawn is a problem.
- Because this gives me the option of sitting in the shade of the trees on hotter days, having a picnic, or setting up a BBQ and lawn chairs with my neighbors!
- Allows for socialization. Ideally would also like some landscaping and trees too.
- Like the idea of usable space outside



- I imagine a need/want for communal space and space for children to play with available open space although only an open lawn doesn't make sense given the alternatives. Let's prioritize a balance that allows for limited open space and more trees and vegetation to keep the climate cooler.
- Balances sustainability/ecological considerations with community-building considerations. Strongly oppose open lawn space
- More attractive
- I prefer trees and natural connecting trails to each cottage. Like a cabin in the woods type of feel
- seating
- Shade and visual appeal is important.
- I would like amenities to enjoy the common area outside. Sitting to talk with friends or to work remotely are a good use of space. These areas that are activated with features like a seating area create opportunities for interaction and weaving of the social fabric (similar to Jane Jacob's stoops).
- Two primary reasons. First, trees are important for climate impact by providing shade on buildings and sequestering carbon, so a landscape that maximized trees would be good. Second, I am not sure a common lawn or sitting area would be equally beneficial to the tenants and could become a source of contention. A lawn could get trashed by dogs or the noise of people hanging out in the common area could be a disturbance to others.
- An outdoor kitchen and seating area, so neighbors can get together and share meals. I believe we should build the homes around existing mature trees
- Open areas will allow for natural gathering spaces and areas for kids to play within eyesight of adults in homes
- Parking
- Features outside could include things like communal grills, a walking path, a small dog park, a small playground, etc
- Area to gather with friends, and for kids to play.
- Courtyard area doesn't always get used - a nice landscapes area to look out the window at.
- Trees are more important than anything else considering cities and developers are removing them at an alarming rate
- I would like to have some buffer between homes, so any trees or landscaping would help that.
- Why can't you have open lawn w seating AND trees and landscaping?
- I think this is the most flexible space and caters to a wider range of possible inhabitants.
- Lawns are not eco friendly
- Cottage communities should have open spaces that bring the community together. Ultimately, the residents should be able to decide together to engage in Gardening or childrens play areas or whatever best suits them.
- I would have answered lawn/seating but lawn is a monoculture and not great for the environment. Would prefer landscaping and seating.
- First of all, I am not for cottage housing. There is no parking which means they have to park on the streets with their already crowded. There's not a driveway to a home or garage. It's like apartment complex only individual little houses. Houses are the size of the houses that were built back in the 1950s only they were built on Big Lots and now you want to put a bunch of houses on



a big lot. Shoreline is a small City, you're trying to make it into a big city. It's not and people who live here don't want it to be.

- Privacy and shade
- We need more trees since you are cutting them down to build
- Open lawn space isn't likely to be used, trees and plants are better for the planet.
- seating areas create gathering space for neighbors
- While I am a big supporter of trees in open spaces, large trees tend to be very disruptive to buildings overtime. I prefer artificial grass natural landscaping and rain gardens.
- I like the open space, but I would need the seating area or some social elements to take me out there. I am shy, but in would really enjoy making friends. The outside area with seating would provide a natural opportunity to get to know my neighbors.
- Any of these options are okay with me
- I find this a welcoming space. The tree canopy and plant life provide clean air by filtering out smog and smoke as well as shade on hot days. They contribute to a healthy environment by reducing stress, and providing oxygen in exchange for the carbon dioxide that contributes to global warming.
- landscaping and trees with some open space, lawn not required
- Provides shade and habitat and more attractive through seasons
- It's about affordability
- important to have usable space so residents have a place to toss a ball or host a gathering
- I like to have the green space that a lawn provides, but in a dense cottage setting it is likely that lawns will not be sizeable enough to be useable, and the privacy afforded by trees becomes more important.
- Trees help provide shade, which lawns don't give, are better oxygen generators than grass, and landscaping and trees will attract pollinators, which grass does not. So much better for the community!
- privacy, beauty, better for the environment
- Landscaping & trees + seating area! Best of both worlds.
- Open space for kids to play and seating for all to connect outside
- Visual interesting/beautiful
- Open area for kids to play and stay close to home. Plus easy maintenance.
- Best for the environment, bees, animals
- Thinking about common space, similar to a college campus, having a place to gather is important to community building.
- We should encourage preservation of trees and natural habitat. We should give credits or incentives to home owners who plan out gardens or pollinator spaces when building cottages!
- To foster wildlife and shade
- I like some open space, but I also like the idea of trees and plants around a seating area. This would allow for outdoor seating surrounded by nature where one might observe birds, bees, etc. I think just an open green space is restful on the eyes, but kind of boring overall. If you're going to have a seating area, you need plants and trees to look at.
- I think it would help facilitate gathering of folks who live in the community. I picture kids out there playing, folks reading on nice days, etc.



- The natural beauty of the plants and the private screening it would provide. Maybe with benches rather than formal seating arrangements.
- Including trees and landscaping
- promotes a sense of community [Again, sorry to complain, but Shoreline really needs help with crafting surveys.]
- No brainer. We need to preserve/promote trees. We need the shade, along with other benefits.
- Trees add shade, landscaping especially native plants are good for the environment
- I like the idea of people being able to be social with each other, gathering spaces.
- Trees provide shade, reduce energy costs, create habitat
- This is a great opportunity for an outdoors gathering space to help build community. I think a mix of trees, lawn and seating would be great for this kind of housing! Allow people to enjoy their outside space together but not just a lawn which is not very environmentally friendly
- More appealing to families with kids if there's a place for kids to play, such as open lawn.
- An open lawn with seating area feels more welcoming to sit and visit with neighbors..
- I don't want cottage housing on Shoreline at all. As a resident of over 30 years, this city is looking like crap.
- Grass is not environmentally sustainable. Also, who would be responsible for mowing and other maintenance required to keep the lawn looking nice? Otherwise it will become an eye sore full of dandelions and other weeds.
- If a developer is coming in to do the work. It would probably be cheap bushes. Or spindly trees. So an expanse of grass where kids could play would be much more functional and less expensive.
- Seating area would be nice, makes the space more usable, helps create gathering space and sense of community. But I could also imagine a seating area with trees and other plants - doesn't have to be the lawn option.
- Promotes community and gathering space
- If kid / pet friendly, lawn provides running and play space.
- I prefer landscaping and trees because it will be an incentive for a developer to retain existing mature trees on the site. Also, this is type of open space offers a bit more privacy and provides climate crisis resiliency for the occupants and the City. It looks natural and provides homes for birds, like our Pacific Northwest forests do.
- I think lawn is a waste of space. A few small trees, some nice plantings, or maybe small gardens associated with each of the units so that residents could have their own small garden space.
- Opportunity to visit with others and provides outdoor space when there is limited indoors space. I am physically challenged and always need seating.
- Providing trees = Free rain/heat cover, some insulation from wind & rocks can provide natural seating.
also much cheaper
- Maximum privacy. Prevents homeless from taking over open lawn and/or seating areas. Reduces lawlessness.
- I would like to see all three together.
- Trees help keep homes cool and offer privacy. Open lawns feel exposed and aren't great for the environment. Native plant landscaping with trees and paths would be beautiful and beneficial to residents and the community as a whole because of the environmental impact.
- I'd love a place to BBQ or play games in the summer



- Trees are awesome. I would love trees and a seating area.
- Open lawn for young kids or dogs to run around. Seating for seniors or adults to enjoy nice weather.
- Trees too
- I like trees. A lawn would be okay, but it has less shade.
- A lawn takes water year round.
- Add some seating to the landscaping and trees, and I think we've got a winner. One thing I don't know is how maintenance is taken care of. Open lawn is the easiest and maybe the cheapest to maintain, and for active families it's great runaround space for kids. Trees and seating would be good for shade and community during summer. Whatever happens, please plant for shade and with rain garden features.
- Having a usable common space that is outside is super important. It is efficient to have a space like that that is not constantly in use to be shared between the units.
- Trees are obviously desirable. Seating areas lend themselves to interactions with neighbors
- Landscaping and trees WITH seating areas for building a sense of community. Definitely, absolutely, trees are essential for all the well-known benefits.
- More shade and habitat for wildlife and pollinators. Conserves water, reduces need for pesticides and fertilizers. Better for our planet
- Not having a lawn is an environmentally friendly choice. Landscaping and trees could still have a seating area and a small play area without using the resources necessary to maintain a grass lawn.
- To me landscaping & trees, feels calming and also interesting. It could provide privacy, shade, seating nooks, wandering trails etc. the more diverse the better.
- Open lawn, seating area AND trees and landscaping! This is not an either/or - need both!
- For seniors it provides opportunities to gather, talk, get to know one another. It provides an extension of a very small enclosed space in good weather.
- My experience with cottage house plan is not good. The development is like apartments, and never provides enough parking etc. and Shoreline will approve anything. The houses are so small and the people have no privacy. They turn over a lot, bad investment.
- Creates a space for relationships to bloom, especially for children living there.
- I like to sit
- Trees provide privacy. Open lawn area would not be used and doesn't look like other SFH in Shoreline residential neighborhoods. Complete waste of space.
- Trees provide privacy. Open lawn area would not be used and doesn't look like other SFH in Shoreline residential neighborhoods. Complete waste of space.
- Cottage housing does not appeal to me and should not be allowed in single family zoned areas.
- Trees keep it from feeling crowded.
- Open lawn offers spaciousness while the features, such as a seating area or garden, offers community.
- Trees and shrubs create more private and are potentially more environmentally friendly
- Important to have a gathering space in a nice outdoor environment.
- Trees are critical to helping us combat climate change. What's more, lower income areas are more likely to have fewer trees and therefore be hotter. We need to increase rather than



decrease the number of trees in our community. Lawns are a waste of valuable land. Trees with seating areas would be my choice!

- Grass is high maintenance and wastes water
- I would like the feeling of privacy that trees would give. My real preference would actually be trees/ landscaping with some integrated seating areas.
- Gardens and fruit trees with some sitting spaces
- Most home/park like for people to enjoy
- Best mix would be landscaping and trees with a seating area. Promotes biodiversity and communal spaces.
- I'm vehemently AGAINST cottage housing in Shoreline!
- Trees, but landscaping is too vague. It would be amazing to require all native plants in these spaces. Maybe make miniature native meadows? Or native pollinator gardens?
- Seating for older people and open space for children to play. Best of both.
- Prefer landscaping and trees with some lawn to provide green space
- Like the idea of community/gathering space.
- Lawns in general are out of sync with today's environment and care of our ecosystem. The option of Landscaping, trees and seating area should be offered.
- Always prefer trees and native plants over grass and concrete. Seating under trees would be a nice addition.
- To me, this strikes a great balance between communal space and privacy features. It feels like everyone has their own little slice of heaven but are still a part of a larger community.
- Would love to see an open lawn for kids/pets but also a little bit of pretty landscaping
- Shade
- I like green space and sitting space, but most important is space that fosters community-- a place for kids to hang out, a place for dogs, seating, barbeque space...
- Landscaping and trees would be more environmentally sustainable, reduce energy costs, and provide more privacy as well as visual interest.
- It looks nice and has an outdoor space to talk with friends, neighbors & family.
- Lawn needs too much maintenance
- The seating area could encourage community-building, so that is nice. I realize that a bench may also invite unwanted activity. Varied landscaping—combo of lawn/ trees/ seating—seems best
- Provides flexibility for use of common space
- Appealing useable space is most important but trees really bring up visual appeal as well as helping with shade.
- You have allowed the deforestation of too many Shoreline trees.
- And trees. I live in cottage housing and the trees along with open common space make it charming, reduce noise and provide shade and privacy.
- Space for community and outdoor living is important
- To encourage community
- If there are open spaces it feels like it's always a good idea to activate them.
- Promotes socializing and community
- Flexibility for different events



- Because this would foster community. If one could have the trees and landscaping with the seating and skip the lawn (too much water and maintenance) I would have chosen that as my first choice. So foster community first, landscaping and trees second, no open lawn by itself
- I think we should move away from grass due to the water use, fertilizers, etc. I like the idea of benches so one can sit and look out over the landscaping, which would hopefully attract birds, bees, butterflies.
- An open lawn makes the development feel more spacious, while giving kids a place to play.
- The space can be used by more people and in different ways like picnics, soccer games. Some sort of covered area would be nice to protect from sun and rain.
- Most versatile. Could bring my own lawn furniture when needed

Question 8:

Imagine you live in a Cottage House. Thinking of the options above, please choose the style of private open space you would most prefer. If you have comments, please tell us why you chose the style you did.

- Open air, semi-privacy, extends living space, like the look
- Seattle weather necessitates covered outdoor spaces. This could be the social spaces while the common area could be more productive land like a garden or dog area
- A covered porch provides additional living space and promotes neighbor interactions
- Easier to have dogs!
- Younger generations do not want to maintain landscapes.
- Covered porches can act as an intermediary between the private of the house and the public green space
- It would help for those who have fur babies. Covered porches allow use during the winter - could consider something that can open and close depending on the season. I don't love landscaping in front of the cottages - this is a lot of maintenance and can become an eyesore if not maintained.
- There might develop a neighborhood feel to the group of homes. Can see others. Covers you from the drizzle.
- There will be a great need for shade and practical outdoor spaces.
- Like the idea of an area they can get fresh air and relax.
- Who maintains the landscaping in front of the cottages, the residents or is their a hired landscaper taking care of the areas
- I chose this because it is helpful for dog lovers :) And also would like to have some space for my own landscaping or veggie garden.
- The covered porches provide additional open space for a small house, without having to sit out in the actual yard. The individual houses may need some fencing for children and pets, but not 6-ft high or imposing style fencing.
- Covered outdoor space is desirable in a rainy climate
- Greater possibly for small communities to develop
- I have lived in places like this and raised my child in places like this so I know what I am talking about. We all want to have the shade outside from our large trees. This provides plenty of area to play and have fun for all. People may think they would want a private fence and large porch, but



they are not great. To keep trees and natural open spaces is what helps us all get along. We the parents helped watch each others kids. The kids all had fun and could play and stay cool. Seeing the local birds is great for all.

- Fenced area for pets, children, outside visiting in semi private space preferred to covered porch (no sun, blocks light to house)
- They make it easier to sit outside and visit with passing neighbors. More inviting
- Fenced area for pets, children, outside visiting in semi private space preferred to covered porch (no sun, blocks light to house)
- Who maintains the landscaping in front of the cottages, the residents or is their a hired landscaper taking care of the areas
- It rains around here. Having a covered porch is nice.
- Covered porches are a great way for residents to sit outside and still be protected from rain or sun. Especially with small houses on small lots, covered porches are a great way to include private outdoor spaces.
- Covered porches so people can be outside bur sheltered from heat or rain, landscaping rather than lawn and fenced yards for people with children and/or pets.
- SHADE, OPPORTUNITY FOR EXTENDED LIVING SPACE, MEETING WITH NEIGHBORS.
- landscaping looks nice. Fences would be necessary if pets were allowed. if there was a choice between covered porch or more indoor space I would choose more indoor space.
- Nice to have your own garden plot
- I think covered porches are fine but I think trees and native plants should be planted
- Both covered porches and landscaping in front of individual Cottage Houses would be good.
- I live in a cottage community in Shoreline. Covered porches are a critical way to ensure neighbor interactions because people spend time on them and can run into their neighbors and create a feeling of community if they are outside but under cover. Fenced yards reduce community feeling by breaking up the space too much in an ugly way. It encourages very different treatment of their own fenced in areas, where one yard is a mess, or is all dead grass because of dogs, etc, right next to a neighbor's well maintained spaced. It creates a discontinuous and unshared appearance and decreases a community feel and cohesiveness to the spaces.
- I don't know why this is presented as one choice only. All three options are attractive.
- Covered porches create an inviting atmosphere for neighbors to socialize and remain outdoors but protected during inclement weather.
- I like both landscaping and a fence, but I would prefer if choice the landscaping helpful to the natural environment and NO lawns and NO use of chemical pesticides by owners of cottage housing.
- Any fencing should be around the perimeter of the Cottage house group (not between houses). Small amounts of fencing for an animal (added afterwards) is OK. I debate about keeping covered porches for each unit smaller (for affordability) but have a covered community area as well for rainy day.
- Facilitates gathering in front which seems like this would encourage a feeling of community and getting to know your neighbors.
- I would like the landscaping to include trees.
- Again, the more trees the better. However, I also like the covered porch as it gives some privacy.



- Until the experience of the recent pandemic, I would have chosen landscaping in front. Covered porches offer options for outdoor living that are useful in our climate.
- This way people can have dogs - assuming the fence is high enough. I hope it will also provide protections.
- The landscaping helps with noise reduction and can provide shade keep temperatures down (especially if larger trees are part of the landscaping). This also provides some privacy. The porch and landscaping combo is even better!
- Having shelter during storms is crucial in this environment. Staying indoors is not always necessary or welcome during our fall/winter months so having an outdoor seating area that is protected is wonderful.
- People can socialize on the steps. Covered areas are also good for when it's wet
- rainy Seattle days
- Porches create a gathering space & neighbors getting to each other
- Privacy and weather neutral
- Privacy and weather neutral
- This may be a good avenue for neighbors to meet
- No preference
- It's nice that each cottage could have their own space, But offense or high landscaping might feel more secluded instead of community feel
- I love a porch.
- provides all-season neighbor-facing space to support community-building/relationships
- What are the rules.
What can be planted
What if it's not maintained
Who maintains if not then what
- Covered porches and landscaping! Porches help build community.
- Porches are wonderful for summer sitting, visiting with neighbors, etc. The fences make everything look too "choppy" and sloppy.
- Covered porches allow for outside enjoyment, and invite community interactions
- Room for a garden, particularly a kitchen garden
- No preference. It will depend upon space available.
- With our weather, this would offer a place to still enjoy the outdoors but still be protected if needed. I do like the idea of landscaping in front also. By fenced yards - if you mean in front, I'd say no because it could be seen as unfriendly. If you mean back yards then I'd say yes to fences to help corral kids, toys, pets.
- i'd like some landscaping around the porches though
- A place to sit on your property, but would also love to have landscaping in front.
- It would not take up as much space, leaving a larger area for the cottage itself and the common lawn area.
- A space to escape the indoor confines, that is protected from the weather. Fenced yards may take away from the communal feel of the Cottage Houses, and landscaping in front of individual Cottage Houses may become unsightly if not maintained properly.



- I think a lot of people like to have a few plants to tend to and it's good for attracting & sustaining birds. Bunnies too, which isn't a great thing because they eat everything in sight but whatya gonna do?
- Landscaping provides shade and color, and provided it is well maintained, enhances the general look and feel of the cottage development. Fences are not necessary. If you purchase a home in which there is common usage of the lawns and open spaces, then you should be aware of these shared spaces. Fences break down and are more to maintain. If you want a fence, buy a single family home.
- Privacy.
- Our rainy winter climate mandates covered spaces. An optional small area of individual gardening in front of each house would be desirable. Fencing? Too devisive, too territorial.
- 1. Rain 2. Porches are very useable, convenient, and all-season spaces
- Porches provide an opportunity to talk with your neighbors and require less frequent maintenance. Low cost and low maintenance cost should be measured on the final plan.
- For dog owners, a fenced yard is valuable.
- Garden space to grow veggies/flowers and to personalize their cottage would be nice
- Better for young kids and pets
- I'd want covered porch AND fence. Better to keep in a dog, and keep out others' dogs. The porch is nice for neighbor chatting and just seeing others around.
- I love covered porches, I think they add a homey feel to the neighborhood. People can sit in chairs and chat, have an ice cold drink or just enjoy the view.
- Even a small fenced yard would be nice, for privacy.
- More usable space
- I think it's necessary to have an outdoor covered area that will allow for outdoor seating/dining when the weather is not good. Some homes may choose not to need a fence, others may have a pet that requires it.
- People like to garden, but you need more trees.
- Encourages people to sit outside and visit. I prefer mixed use to encourage individual style. Leave mature trees.
- I want a covered porch so I can still enjoy the outdoors during our rainy/cloudy months. It's nice to have a space to enjoy that's a bit more private. I don't think the porches need to face the common area but a place that's more quiet and intimate. It can be a private space to be outside.
- I think the covered porch is the most functional of the choices and could encourage community better than the communal open space.
- so no dogs pee on the property
- Covered porches improve the community aspect, providing opportunities for organic interactions with neighbors
- I would most like a covered porch, and it doesn't take up much space compared to individual fenced lawns
- We have a dog, and we like being able to let our dog out on his own.
- I would use the covered porch more than a yard
- Social interaction is favorable to obtain a community feeling and covered areas can be used during any kind of weather
- For dogs/cats



- Just personal preference. I think a mix of all of these options would be appropriate. I can see dog owners opting for the fence.
- Makes more opportunities to be outside
- With our weather, we need someplace to sit OUTSIDE whether it's raining, or whether it's 100 degrees, that's covered. Covered porches in the Seattle area are practically nonexistent compared to other parts of the country.
- Again, not for this
- Moderate income families may not be able to upkeep porches and fences
- love the outdoor space and provides space for neighborhood interaction
- Covered spaces are nice attached to homes in our area. I find that given the inclement weather having a covered space to be outside in the open air is beneficial to one's health.
- I love a porch. When you sit on a front porch it signals to me you are interested in others - it is neighborly. Also porches in the NW are perfect for year round enjoyment of the great outdoors. I also would like a small fenced back yard area for my pets.
- Any are fine
- Landscaping around the house allows homeowners to further beautify their home to their own tastes.
- covered porch with landscaping
- complete fencing of cottages feels too divided. It is appropriate to have fenced yards in rear if there is shared area in front.
- In denser communities it is important to have my own personal space, and have clear definition between 'public' and 'private'. Fences are good for screening / privacy. Fences are important for some with dogs or small children.
- Given the amount of rain in this area, having a covered porch is a huge asset. (And great in the summer too when the sun is beating down.
- opportunity for interaction/entertaining
- Covered porches seem most practical for our climate- nice to have sheltered outdoor space when it's rainy
- Porches provide a great space to connect outside despite our weather
- Visually pleasing
- Easy maintenance. Easy to talk to neighbors. Wouldn't have to worry about next door neighbors' lack of maintenance skills and having an uncared for property next to your house. (The worst)
- I would want a sense of security, fencing provides that. Covered porch would be a close second since it rains so much here, that could also be a nice space to enjoy the outdoors. Landscaping is not essential, especially since if you're targeting seniors and young families, the likelihood of upkeep is in question. Will there be a landlord to takes care of the landscaping?
- For privacy and specific drawn out property lines
- I love covered porches and lots of landscaping, but if it were my cottage house, I would definitely want a defined area that was my personal space to sit in and decorate as I wish according to my own tastes.
- I'm torn between covered porches and fenced yards. I can see liking a private space of a fenced yard when living in such close proximity to others. On the other hand, a covered porch would allow homeowners to enjoy fresh air on the many rainy days around here and would likely provide shade (depending on the direction of the home) sunny days.



- Encourages community and visiting with neighbors.
- Covered porches and landscaping...how could you not do both!
- I think porches can help to create community. People hanging out on their porches tend to interact
- promotes a sense of community...[but there are so many other factors that go into that decision-making process (tradeoffs) that it's questionable to ask people "what they like"]
- Vegetation serves environmental functions as well as looking more pleasing
- It is important to have a place that you can enjoy the outdoors and not have to leave your own house/cottage. Covered means you can enjoy even in the rain.
- Landscaping in front of individual houses would provide so many aesthetic benefits to residents, creating a park-like setting for the entire community. This would also be good for wildlife. I do not prefer covered porches in the PNW - let's not make things darker indoors than they need to be. Big, light filled windows are so good for one's mental health.
- Added outdoor space makes cottage seem larger, create community as people can be outside in their own space and yet see others if desired
- I'd want both landscaping and a covered porch.
- Better for owning dogs
- Torn between fences so people can have dogs and the beautiful landscaping. Though the landscaping may be difficult for the target demographics to maintain, so I think porches or fenced areas are probably best
- Fenced yards are more family friendly.
- It creates natural boundaries which makes it feel a bit more private
- No cottage housing!
- Less maintenance without a lot of landscaping responsibilities. You can put plants in pots on the porches. Other landscaping takes a lot of maintenance to keep looking good so the owner would have to want to do that and have time and money
- A covered porch would be an extended living space. It would promote community. People can sit on their decks and smile and wave to other people. And this could evolve into friendship and security in the grouping of small homes. Cottage homes
- I don't like the fences as much, but love the porches and plants.
- Good for PNW weather
- I would want all: covered porch with landscape enclosed by a fence!
- The landscaping in front gives the cottage house curb appeal and individuality. Shrubs and bushes are natural screening and would not require as much maintenance as a fence.
- As long as the landscaping didn't take away from the building size. Housing is the priority - not necessarily porches or open lawn areas. I think most residents would enjoy having built in planter boxes, a small covered porch where a chair or two could be placed and maybe small plantings on either side of the steps.
- I prefer multiple options. All look good to me
- 1, Providing people with a fenced yard increases the individual sense of security/safety and helps instill a sense of pride for the residents.
2, Better for crime
- Privacy. Ability to have pets and/or let children play.



- The issue here is maintenance. Messy people could create messes everyone would see. Need to have an HOA or some kind of oversight.
- More privacy, but I would want landscaping too
- Landscaping is the most aesthetically pleasing.
- Place for coffee in the AM
- Dog-friendly and kid friendly design to have a fence. Makes it feel more like a single family home.
- I like porch and fenced yards, but i think porches would be great in the summer for shade and fresh air.
- I think a mix should be available in a cottage house community. Fenced yards would really be useful to those with a small dog. Within a fenced yard, a homeowner could choose whether to landscape or not. Covered porches allow relaxing and community engagement no matter the weather and mobility status. Realizing that covered porches also reduce the green space, I'm choosing that if there is a large, central landscaped area.
- I think the beauty is in the open shared space, not individual private spaces
- I like this because you could sit out and socialize
- I'd like porches AND front landscaping. We live in a rainy area so covered outdoor spaces make sense
- Why not all 3 in small proportions? It's not either/or/or. Covered porches encourage people to come outside and engage with each other. Small landscaping provides interest (if maintained!) and encourages some healthy outdoor activity. Low-fenced yards increases a sense of ownership of the space. I'd want a combination of all 3.
- Are these mutually exclusive? I'd like to see covered porches with some landscaping. If only one or the other, I'd prefer the covered porches. People can socialize, keep an eye on children, enjoy the open space, etc., while avoiding direct sun or rain.
- Covered porches feel, both inviting, being part of the community and private, being in your own space. I would probably add landscaping in addition to covered porch.
- The best designed cottage home development in shoreline has all of the above elements! Yards, landscaping and porches.
- Again, an opportunity to expand space by having places to sit, read, entertain guests outdoors.
- I can't imagine living in a cottage house. It would really suck.
- Necessary for owners with dogs or young children.
- Necessary for owners with dogs or young children.
- Cottage housing does not appeal to me and should not be allowed in single family zoned areas.
- A private area for each cottage house is ideal.
- While the majority of the yard is shared community space, having some landscaping in from the the individual cottages feels warm and personal.
- Fenced yard allow for pets to have a safe place to be.
- Covered porches offer the opportunity to be outside in rain or sun, which invites more opportunities for neighborhood interaction and community building. I would also like landscaping (and trees) in individual yards
- Covered porches would be more useful space I think. Fenced yards would feel super closed off in such a small space unless the central open space were coopted for the fenced yards.
- Gives people outdoor space and makes it more neighborly.



- Cottage housing should NOT be allowed!
- Dog
- Pets
- Many people have pets or small children that need to be contained and supervised.
- Expands outdoor living space with covered porch. Also like the landscaping for individual esthetic and some privacy
- Covered porches allow for interaction with neighbors from a comfortable position. Given the weather, a covered porch is useful for much of the year.
- Fenced in yards remove the social purpose and community of cottage houses, while covered porches allow for more all year outdoor use. Having said that, there is certain functionality of small kids and pets that might make small fenced areas more practical
- I'd like to have space to plant a garden. But minimal required maintenance is important for these spaces.
- I like the fenced yards because it provides a clear boundary line so people can't argue over where their property begins/ends. It's also important to give people the feeling that they own a space and can control it as they wish.
- If I were to live in this, I would want a covered porch and a fenced yard for my dog
- Allow pets
- Love a covered porch
- Really prefer covered porch AND individual fenced yard.
- I'd most want a south-facing covered porch, but if I couldn't have that, I'd prefer to have landscaping. I generally like the idea of a fenced yard, but it wouldn't be as sustainable and I'd probably be annoyed if my neighbors didn't keep theirs maintained.
- You can sit outside on nice days. A fenced yard would be good if people have pets or a young child.
- You can gather with neighbors if you want but still private
- Either covered porches or individual landscaping (or both!) would give people a chance to personalize their space and would soften the overall appearance of the project
- Provides residents with option to individualize gardens
- I like how it creates individual sense of space
- I enjoy gardening
- Rain!
- Good for our weather. Also encourages people to know their neighbors
- It can be pleasant to sit and watch people enjoy open space
- Importance of private outside space
- porches are good for gathering or just being, landscaping is too much maintenance, fences make things choppy and add to the maintenance. Overall low maintenance gives everyone more time and money for group or personal pursuits and for those who want to garden I assume there would be that option.
- I think it would be great to have a short fence to create some private open space that can be maintained by the homeowner. I also like covered porches, although they do not need to be large. Your example looked really large.



- Especially in the rainy northwest, having a small covered porch is a great way to get outside while feeling tucked away. It would also be a great place to watch kids playing in the shared open lawn.
- Porches look welcoming. Landscaping is nice, but I don't want to maintain it! Fenced yards look weird.
- A way to have mixed use indoor/outdoor space that's usable for most of the year.

Question 9:

Imagine you live in a Cottage House. Based on the options below, please choose the style of fences you would most prefer. If you have comments, please tell us why you chose the style you did.

- Clean look, rabbit-proof (🐰), sense of privacy without total separation and enclosure
- Barrier while not veing so visually blocking
- Better for dogs
- This style of fencing is good looking and low maintenance.
- Wire metal fences keeps small animals from coming in and eating your plants. A solid wood fence would also close out the house from the greenspace
- The three that allow dogs to be outside would be fine. I'm not sure which one is more cost effective or better for the environment.
- The wire will keep a child or a dog in their yard, but still gives an open community feel.
- I just like the aesthetics of the wood and wire.
- Would prefer no fencing.
- In time, fences need painting. Wired fence would prevent painting and other expenses
- A little bit of privacy but also some openness to encourage community.
- Style of fencing to be used depends on the size (width and depth) of the property on which the house sits. Should be varied in a Cottage Housing Community, I would think.
- A little privacy is a good thing
- Fencing would appear to me to be counter to what a Cottage housing is about - would favor shared space for community. Fencing around the community would be good.
- Again I say we do not need our own private yard and porch especially if it means clearing large chunks of our neighborhoods. Keep our trees and use a small fence that does not require removal of native trees and plants.
- In a small space, it leaves the impression of openness and neighborly friends
- In time, fences need painting. Wired fence would prevent painting and other expenses
- Not important issue to me.
- Its open and also allows for pets to be safe and secure
- Fences divide the community
- The picket fence and the solid fence are the two styles most likely to be dog-proof (and child-proof).
- privacy
- THIS FENCING DISTURBS THE ROOTS OF TREES THE LEAST AND ALLOWS FOR GREEN FENCING TO EXIST. ITS FRIENDLIER.
- best for privacy but would require upkeep
- Upkeep and does not foster a community spirit.



- This option helps plants get sunlight
- I'm not sure why Cottage Houses would require fences. Isn't Cottage Housing a type of communal living arrangement?
- I live in a cottage community like this. Fences are not a great idea to split up what should be seen as a community space, and what is probably a small space to begin with. It decreases the communal feeling in many ways, especially visually and functionally. If a fence is required to direct foot traffic from cutting through people's truly private space, split rails would be best and least impact.
- Low wood & wire fence would allow more light for plants near the fence.
- It would create a soft boundary and not be able to hide junk behind it.
- It would be helpful to have a fence that kept out rabbits and racoons so one can have their landscaping.
- I prefer no internal to the community fencing but picked a reasonable style if a person wishes this (owns a dog).
- no opinion
- fences need to be open and friendly.
- No fences
- It give more privacy
- I would prefer no fence.
- Five foot wood fence.
- Feels more friendly than a solid fence. Second choice would be rhee we wood and wire option as it is also more open/friendly, but would be helpful if someone wants to keep a pet in their cottage house yard.
- A see through barrier, good for kids and pets
- This option allows for clear delineation of property lines and keeps most critters out while not blocking views and allowing for more community relationships.
- Kris visibility between properties
- sturdy???
- I actually like them all, & like mixing them all together for different houses. The fences don't all have to match!
- Contain pets but allows for more fluid line of sight in smaller conjoined spaces
- Contain pets but allows for more fluid line of sight in smaller conjoined spaces
- This type of fence will allow planting of vegetation
- Looks simple and nice.
- If a fence is needed, I think in front of the whole cottage community for safety and community feel
- this is a timeless look that provides a bit of privacy and protection, for say small animals and babies, that still offers an inviting/neighborly feel.
- These are turning into large developments. Small tract homes not little cottages!
- No fences!
- It is the most attractive.
- Low picket fence all wood adds to the "cottage" feel and allows sight -lines for a more open space feel



- Good for keeping animals out but leaves visual space
- No preference
- I prefer the looks overall. I like that it gives the illusion of some privacy while still being open.
- one of the photos didn't load, but of the photos presented, the picket is the prettiest
- Keeps dogs in, but is not visually obtrusive.
- sturdy and will last the longest and there is a bit of privacy
- Keeps it visually more open while still defining the space
- Modern and lets the beauty of any landscaping show through.
- the wood will rot - what about synthetic options?
- Easy to maintain & if you have a small dog it's nice to have a fence I suppose. But for me personally, I'd rather have no fences, just have it open w/seating.
- Answered above.
- Tho it's not as pretty as the low picket fence, it looks like it's more private.
- the only justification for limited fencing would be to corral a small dog.
- More open and inviting, doesn't draw attention to the size of the small spaces
- Wood and wire fence keeps out nonresidents but allows dog boundaries
- For small dog owners, a low picket fence should be adequate.
- I like the look of the fences. A fence would allow pets and younger children to be safe in the yard.
- Less maintenance
- Solid keeps out unwanted animals better, while keeping in wanted animals (ie pets). Easy to maintain.
- The wired fence can look unfinished and cluttered if the landscaping isn't tended to properly and the split rail fences tend to warp with the rain and heat, often causing them to fall out of the pilings and makes it look unkempt.
- Looks nicer?
- More modern
- This is the most modern selection and allows for the illusion of little to no fence. Aesthetically, I think it looks the best.
- Fences are not welcoming
- If I have a fence I want it to be high. I don't like that there are no mature trees in the photos or growing food along side of fence
- These are all contextual choices. I can't image a single style that would be appropriate for every situation
- A split rail fence serves the barrier purpose of a fence without being as visually imposing as a solid fence. It allows for furry creatures like rabbits to wander freely. It sets a standard cue for what is private space versus common area for interacting with the sense of place.
- defines the private space while still leaving an open feeling.
- looks nicer
- Like to see mature trees and have mini trails or groves.
- Appreciate the openness of picket or wood/wire. Split rail is worst option as doesn't contain kids or pets.
- Aesthetically pleasing plus very functional for dogs, small children, etc



- I find it the most aesthetically pleasing.
- More welcoming
- With the wire inserts you can appreciate the gardens within and not have hidden junk behind
- Dogs
- I think this is the most open and inviting.
- The low wooden fences are too short to provide privacy. The wire fence allows passersby to enjoy the landscaping, while still serving its fence function (and keeping small dogs from escaping!).
- Easy to maintain
- Allows for some privacy
- More trees less fences
- More privacy. Better for dogs.
- keeps the yard open to neighborhood feel but could have a dog in the fenced area
- The open metal fence is I believe the most attractive.
- In the front yard I would prefer a completely see through, low fence if any to keep that inviting community feel. I would like a 5 to 6 ft fence in a small back yard area for my dog.
- Any are fine
- The appeal to me of cottage homes is the opportunity to be a part of small welcoming community with the ability to view your neighbors. Children and pets often do require fences so the wood and wire one looks the best.
- I think any of the above are okay. The fence type should be determined based on what makes most sense for that community. Do not dictate fence type. overregulation leads to all cottages looking same/boring
- Privacy and cost.
- The fences are needed for boundaries, but if they are that low, then privacy isn't really an option. So the low split rail does that, while being efficient with materials. The metal is awful, looks like a prison fence, and more dangerous than the wood options.
- Most aesthetically pleasing while still allowing for an open feel
- We like the visibility our wire fence provides while it also keeps our dog in the yard. Also easier maintenance and better durability.
- It looks the most attractive to me.
- This style of fencing would allow owners to let their dogs out in the yard without escaping.
- Again, privacy and security. The other fences seem much more cosmetic than purposeful.
- For safety of small pets
- I like the wood and wire as it seems to be the sturdiest and longest lasting of the options (also using less wood)
- The wood and metal wire looks good, but it's better to go with simpler non-galvanized materials.
- It may offer a little sense of privacy when living in such close proximity to others. I know that's folks are signing up for (living close to others) but a little sense of their own space might be nice.
- The low fence feels less baracading while still providing safety for pets or small children.
- More environmentally sensitive using less wood and low maintenance for the long term
- Its more open shows off your plants but could keep a pet or kids in



- some protection from wandering pets, but with an open feel
- I would also go with the wood, wood & wire, low split
- privacy and a safe border for kids and dogs are important
- Charm, some privacy, easier to allow one's dogs to be in the yard without escaping or bothering neighbors.
- Creates visual openness yet designates private area and could contain a small pet.
- Optimal for pets
- Best for dogs
- I'm indifferent, but I suspect people would like the low wood fence?
- you could keep a small dog there safely part of the time.
- More privacy
- I like the look
- No cottage housing!
- Less maintenance with the option to have less wood in the fence
- I would like something that would discern my space from another person space. I don't know if dogs would be allowed. If dogs for it to be allowed I would walk the wire type fence.
- Picket fences are the cutest.
- Good for those who want a little privacy, not too high so that everything is so separate
- This type of fence is a demarcation, not a barrier to like the board to board type.
- A low solid wood fence would be nice but expensive and prone to rot over time, unless built well and up off the ground. Picket fencing is a little too cheesy - not very modern. Wire fencing and split rail — what's the point?
- Makes a homey look while not view obstructing
- Solid wood low or Metal and Wood both work, just not a full size fence and not something as minimal as the low split rail
- Regulating fencing sounds like communism to me.
- A low picket creates privacy and safety for children and dogs but is not as visually confining as solid wood.
- Looks the nicest
- The only one I don't like is the split rail because it's not practical. A fence that can keep dogs and small children from wandering off suddenly is important for many people. (Elderly residents may have grandchildren who visit, you don't have to have kids of your own to find kid-safe features appealing.)
- More privacy
- Can keep a dog in but still see and keep the space feeling bigger
- Picket fences look cuter in my opinion, but privacy feels more important so I think the solid fence is good. Maybe I want to lay on my lawn and eat pickles using chopsticks and not have any of my neighbors see. Just sayin'.
- I am not really sure which kind holds up the longest. If I'm choosing a fenced yard to keep a dog (or little kids!) in the yard, then the low split rail wouldn't work. I like the wire because, as I learned in a gardening class at the zoo, it kind of disappears and you can "borrow" the landscape of the public areas - the land doesn't seem as chopped up. Also, it might last longer.
- I like the look and allows for the mist light



- I like the anesthetic
- Things can be grown on metal grids
- Low wood and wire gives the most flexibility — safety for family dogs, and they can see through it. Option for vegetable and decorative vines to grow up the fence. A nice sense of enclosure, while allowing for interaction with neighbors. Least favorite: solid wood and split rail b/c they have more disadvantages than advantages. If I bought a cottage with one of those, I'd want to replace it!
- Easier for young child and pet safety.
- creates a sense of enclosure without a solid wall, less maintenance than a wood fence of either style, and I simply don't like split rail fencing.
- It feels sweet and inviting. However I wouldn't mind any of the fences listed except the solid wood fence. It feels territorial.
- I support fences, as it defines a space that is private. Did not choose any particular fence, because the fence style needs to accessorize the style of the development and the topography.
- It defines boundaries without becoming a barrier between cottages.
- I'd need a privacy fence with bushes, cottage houses only benefit the developers and permit issuer.
- I just don't feel fencing is necessary for the style of house
- Cottage housing does not appeal to me and should not be allowed in single family zoned areas.
- It's cute and has privacy.
- The low fence is for style not function, so choosing a split rail fence fits a "cottage" style while keeping the community vibe.
- This type of fence seems to fit more with cottage style housing.
- Low picket fence still has a feeling of openness while offering a safe protected area for pets and children
- Split rail fences have no actual function and the solid wood fence feels very closed off. I like both of the other options.
- Open for light and landscaping
- Minimalist is best in areas with a lot going on.
- In case they want to have pets
- Privacy
- Allows more free movement of wildlife
- Keeps in small children and pets. Lasts longer in our wet environment.
- I would leave this up to the presumed HOA
- No preference. All the low fences look nice.
- Assuming the fence is for keeping pets in and disruptions at a minimum, that is the best choice. Aesthetically the open choices invite more community.
- Feels more open and least invasive.
- This is aesthetically pleasing and would help to deter critters and debris.
- Pets
- The pic for "low wood and wire metal" wouldn't load so it's possible I would have liked that better and don't know it. I like the idea of SOME privacy but still open to seeing neighbors etc. Don't want it too closed off or open



- Slightly more privacy and can contain a dog if an owner has one
- This type of fence gives privacy and keeps pets and kids in their own space and not mine.
- It feels the most friendly
- Provides separation without impeding sense of community
- Feels open and modern, but still a sense of individual space.
- Fence the perimeter of entire property only.
- Good for families with small children or pets for containment while not blocking visibility to landscaping completely. Would need to fit with the style of the cottages, though.
- It creates a barrier without being hostile
- Allows for individual space but is low maintenance for replacements or repairs in the long run.
- I think the builder should chose the type of fence, but I prefer the more open design rather than the solid wood fence.
- Some visibility through the fence seems neighborly. Needs to be secure enough to keep pets in.
- Picket fences look friendly, if you have a dog or a kid they can be outside but contained safely.
- Offers some protection for pets/small children and also aesthetically pleasing

Question 14:

Imagine you live in a Cottage House. Please choose the size of house you would most prefer. If you have comments, please tell us why you chose the style you did.

- Comfort and convenience when visitors stay, which we have often
- 2nd room for home office/guestroom
- Two bedroom and bath may fit well with the current and future population.
- Space for families
- I like the single floor ones - could be a great option for the elderly population and not need to climb stairs/less fall risk. 2bd/2ba is perfect. The 1bd options seem more for single person.
- It needs to have 2 bedrooms, but 1 bathroom could be enough. It would be nice to keep the cost low, help lower income people.
- The resale value of a two-bedroom, two-bath house will be better. Also, the 2nd bathroom could be a powder room style that serves the living room area (and for guests) while the full bath could be closer to the bedrooms.
- More flexible as to the number of people in the family.
- I live alone
- 2 bedrooms, one bathroom. Or, 2 bedrooms, one bathroom and a den or separate area for say a small exercise/meditation/art space.
- The size of a house to build for the Cottage House community will depend on the type of people desired to live in them. Would they truly be affordable? Are they to be purchased or rented? Would there be a limitation on size of families to live in such a community? Are there such communities to see as examples?
- Occasional guests/cooperative living
- Affordable housing for families



- Why not 2 bedrooms 1 bath. Why do these places take up so much land only have 1 or 2 bedrooms? Again please think about our environment and the heat alerts that are taking place.
- Use second bedroom for office and could double as guest room. Or use for yoga or art project. I like the flexibility of a spare room
- plus parking
- Assuming kids, guests. You need extra bedroom and bathroom
- Use second bedroom for office and could double as guest room. Or use for yoga or art project. I like the flexibility of a spare room
- I live alone
- Depends on size of family.
- 2 bedrooms, 1 bathroom
- Utilizing the available space
- Whether single, a couple or small family, having 2 bedrooms is basically essential for today's lifestyle. Otherwise it's not much different than a tiny house village.
- Two bed/two bath gives most flexibility, would allow for family configurations that change over time.
- I live alone
- GUESTS AND VISITORS NEED A 'MAIN BATH', ONE BEDROOM IS NOT ENOUGH.
- definitely 2 bedrooms would even like 2 bedrooms and a den, 1.5-2 bathrooms
- All we need is a one bedroom one bath for a couple with a loft for children. Small foot print of a home is the best. These homes should be subsidized,
- 2 bedrooms 1 bath would be sufficient for my needs
- I live in a cottage community in shoreline like like these. I am a single woman with two teenaged kids who live with me half time. Any home with only one bedroom would have much less utility even if I was totally alone with no kids. Two stories are absolutely important to reduce the home's footprint on the property, as well as to provide the feeling of more space and the ability to have spatial, auditory, and visual separation between people who live together and share the house. For instance if one person works from home and takes meetings.
- My husband and I would need the second bedroom and bath for various purposes.
- Able to have visiting guests or grandkids
- Why is 2 bedrooms (or 1 bedroom & loft for two story units) and 1 bath not an option given remote work? While 2 stories allows more density for a given square footage (and hopefully better affordability), designs must allow for aging in place and people with disabilities (e.g. one-story, or all key areas for living on first floor). Offer a mix of 1Br/1Ba, 2Br/1Ba and 2Br/2Ba units?
- To have sufficient space for occupants may require at least 2 bedroom options.
- That is all two people need
- My lifestyle.
- Most versatile option, especially when more than one person living in the house. But could be good to have a mixture (and therefore different price points/affordability).
- I would like to have the option to have guests stay as well as the option to have an office.
- 2 bedrooms allows for more family configurations
- easy living
- My family wouldn't fit in any of these, but I like the flexibility that 2 bedrooms provides



- Small family or co housing adults
- Small family or co housing adults
- I can host my grand kids once in a while
- Fits my family of three (parent and 2 kids)
- This would attract seniors and small families
- Two bedrooms with one bathroom.
- Cottage size not a house
- I need the space. But if these houses are going to be "low income" in any way, then people should be happy with a smaller house.
- 2 bed 1 bath ideal to minimize footprint but still allows for a small family or single resident to be comfortable
- For small families 2 bed/2bath is very good. For single/couple dwellers 1 bed/1 bath would be good. 1 bed/2 bath sounds a little excessive, but maybe that's just me.
- I have too much junk for a one bedroom! Also, I'm paranoid if a toilet backs up, I want a spare!! :-D
- 2 bedrooms, 1 bathroom
- I would also include a power room
- 2 bedrooms, one could be a den/office
- I would like a second bedroom to be able to host kids or grandchildren who visit. One bathroom would be enough.
- If Cottage Houses are supposed to be a bit more minimalistic living, I would have selected an option for 2 bedrooms, 1 bathroom.
- Provides more space for families/roommates/inter generational housing and/or work from home space
- 2 bed with 1 and 1/2 baths is truly what I think would be great. Easy to have a half bath & laundry room together & gives you a guest potty. I really think the universe has changed re: office work & a lot of people are going to need extra room for an office, so 2 bed or 1 bed w/a small flex space you could throw an airbed in or something if you have guests would be ideal.
- I prefer a single story. We live right next door to cottage housing that is two stories which was pushed through in the early 2000s with little feedback from us or our neighbors. Placement of two-story housing impacts light and space in neighborhoods. If you want little houses, make little houses. Not two story houses that the city tries to sell the neighbors on but take up too much space and intrude on neighbors!
- To allow for out of town friends or family to come visit and stay a few days or whatever.
- Recommend 2 bathrooms, one full-bath and one a half-bath.
- The second bedroom can be used as a study/den/private space. These tiny houses are unlikely to offer rooms for that specific purpose. The second bathroom is a useful convenience worth paying for.
- We should provide spaces for small families and adults with an elder living with them. That means one of the two bedrooms may need to be on the main floor not top floor.
- 2 bathrooms are essential! Even if living by myself it is good to have a guest room and bathroom.
- Similar in size to my current house
- 2 bedrs, 1 bathroom



- Allows for kids or housemates or workspaces more easily.
- Because I would like to have a room for guests, storage or an office and if there is more than 1 person living in the house, you need to have 2 bathrooms in case you both need to use it at the same time.
- I would have picked 2BR/1BA
- Most flexible
- With a two bedroom, you enable easier work from home situations for those that may need it. I imagine some cottage house communities to be all 1BR/2BA and all 2BR/2BA to meet a diverse income range.
- All we need
- Anything more is a waste of resources and space.
- I value personal and private space within my own home
- A 2/2 setup allows a resident to have a dedicated bedroom and bathroom for their personal use. The second bedroom can be an office/guestroom/storage/library which gives a modular functionality to the home. The second bathroom can be used for guests or those moments where two people may need to use the bathroom at the same time.
- I don't have a strong opinion about this.
- Don't need more.
- 2 bedrooms will allow for a variety of family types, but ultimately a mix of 1s and 2s would allow a wider variety of sizes and price points
- Considering my current living needs, 2/2 is ideal. However if I was looking at these when I was younger, I would find a 1 bedroom cottage house perfect
- We work from home and having a second bedroom to use as an office is really important.
- Would like to have a second bedroom for guest and an extra bathroom feel necessary
- Enough to have guests
- 2 bed 1 bath
- Most flexible.
- My husband snores... we sleep apart. Need 2 bedrooms just for that.
- More flexibility
- Room for family
- Multi story multi bedroom housing is a must for our groin region. I don't believe we can any longer live in one story home to take up large foot prints upon the earth.
- I have college age kids and I would like to have a guest bed/office for them to visit. Who doesn't appreciate a second bath;) I could make do with one full bath & one powder room.
- Any are fine
- Retired, living a simple life, want to reduce my carbon footprint
- 2 bedrooms - one for a bed, one for a desk and/or workbench, 1 bath.
- allow for den/flex spaces as well. it is important to allow flexibility for design to evolve based on how people live. for example having a semi-separate work space was not as important pre-pandemic as it is now.
- 2 beds are important to provide flexibility - the second bed can be for a child, guest, office, or other use. A single bedroom unit is more appropriate in a denser housing style like condo or apartment. The user that is at a point where they are ready for detached housing like cottages



should at least have 2 bedrooms for value and efficient land use purposes. A 2 bathroom option provides for a guest/public bathroom and a more private primary bathroom, which is a typical and good arrangement for privacy.

- Maybe more like 1 bed, 1.5 bath.
- 2 bathrooms (even if it is 1 1/4 bath) is a must for anyone who has more than 1 person in the house. Waiting for the bathroom is the worst!! Two bedrooms allows for things like a home office, or kids.
- more space
- 2bd 1 ba would be a better fit for me, but 2ba is OK
- 2 bed 1 bath works, 2 bath are nice but not necessary. If it were me, I'd prefer more living space than a second bath. Writing with real experience, we built a DADU on our lot, very similar to these cottages. Ours has a vaulted ceiling that makes it feel much more spacious, plus the loft over the single bedroom and bath adds great usable space
- The most realistic layout for families
- I mean, in a perfect world 2 bed/2 bath but I imagine that increases cost especially if less than 1,000 sq ft. I'd say 1 bedroom with 2 bathrooms meets some additional needs, and feels less like an apartment.
- Need the space to live and work
- Think about preservation of green space. Urban density is needed but we should ensure green space requirements.
- A cottage house is small, so each occupant should have their own bedroom as a private space just for them and/or a guest room if living alone.
- Better for families and/or working from home. Better more dense use of the space too.
- I think 2 bathrooms are a must. I live in a 1-bedroom, 1-bathroom home and we constantly wish we had another toilet. Having a second bedroom would be wonderful for guests and/or just have space for a little privacy within one's home.
- If I rented one would want one bedroom with small den area for home office
- I'm older and live along kids are raised. So for me this works, but would like a mix of options so some families and singles would be intermingled. I would want a sense of community, and don't want to live with just one age group
- if i needed to live in a cottage, cost would likely be the biggest factor, so I'd want the biggest size i could afford. preference has little to do with it, nor do i see how asking such questions reliably informs planning decisions.
- Two bedroom are nice for options. office space/ guest room. Two bathrooms are helpful even if one is just a half bath. In case you need to remodel or one bathroom is out of service you have another to use
- To have a master bedroom suite as well as either a guest room or office space with a guest bath.
- Would want to downsize but also have disabled adult son that lives in the home and would like the private space.
- Better for small families
- If the target is missing middle housing, having 2 bedrooms is essential for families.
- 2 bedrooms one bathroom
- That way we have room for office/guest



- No cottage housing!
- If I was living in one of these as only having myself and my husband to consider, I'd want an extra room for guests and/or craft/hobby room. I'd want a second bathroom for when we had guests over so don't have to use master bath.
- I realize that two bedroom two bath could bring more people into a residential area, but I think that would be overcrowding. I believe the code is you could have up to four people per bedroom so that means you could have eight people living in a cottage house is that correct? One bedroom could have four people with one bath but the square footage would make people think twice about doing that.
- I have a big family.
- Most versatile for the most amount of people
- 2 bedrooms gives small family or work from home options in the space
- Space for storage, for company, for other uses is always a plus.
- 2 bedrooms one bath I think is ideal for seniors - second choice 1 bedroom/1 bath. If you try to make cottage houses too big then again - what's the point? How many houses on how big of a piece of land? It's hard to say what's ideal when the size of the total lot is unknown.
- Given cost/price constraints and your funding, 1b/2ba or 2b/1ba would be ideal for full size families or 3 adult situations. depends on the space you're working with
- Affordable
- This would accommodate small families as well as childless homes.
- Really depends on how many people will live there
- Even for a single occupant, it would be important to have a guest bathroom and personal bathroom. It would also be important to have 2 bedrooms so the occupant can work or have hobbies.
- A second bedroom allows for work-from-home space, craft space, guest space - it just gives a home a lot more options for even a single resident. It also makes the homes an option for small and/or single-parent families, and Shoreline badly needs housing families can afford.
- Office space!!!
- Good for guests or small families.
- Guest bedroom is probably a good idea. I am not a homeowner, but having multiple bathrooms is always nice.
- 2 beds, 1.5 baths seems to be the most versatile. Bedroom 2 can be an office, and bedroom 1 can have an attached bathroom.
- Having the space is important I think, but that is based on my family size and plans
- Better for families or roommates
- I'd be fine with another option...2 bedrooms, 1 full bathroom
- Two bedrooms provide, obviously, a lot of options for use of the second one, even for a one-person home. I'd like my cottage home to have 1 1/2 baths, but that isn't listed here.
- Additional temporary sleeping space/office be separate room may be an open corner
- I work from home and would want one of the bedrooms for an office. I think two stories take away from the "cottage" goals of housing, and reduce the options for seniors who could age in place when all on one floor.



- So many reasons:
 - Separate spaces for two.
 - Space to Work from home.
 - Room for guests
 - Room for projects
- 2 bedrooms, 1 bath.
- Two older people are accustomed to each having a bedroom and bath independently of each other. Old folks get up in the night, snore, don't sleep well, and get better rest alone!
- they all are bad designs for residential occupancy, this trashes the neighborhood
- I think all of the above should be options.
- Small homes don't need two bathrooms but do need two bedrooms. The second one might be used as an office, a place to exercise or practice yoga, or as additional storage.
- Small homes don't need two bathrooms but do need two bedrooms. The second one might be used as an office, a place to exercise or practice yoga, or as additional storage.
- Cottage housing does not appeal to me and should not be allowed in single family zoned areas.
- Guest bedroom and spare bathroom before other toilet is fixed.
- 2 bedrooms, 1 bath: children and parents can have a bedroom, but easy to share a bathroom.
- 2 bedrooms are better for folks who work from home some or all of the time, as well as families or folks who want to share housing expenses with roommates. (Obviously having a mix available is good, though)
- Best option for shared housing.
- 1 bedroom, 1 bathroom houses discriminate against families.
- Always nice to have room for a guest. Always nice to have an extra bathroom for when company is over and someone has an urgent need!
- I would like to be able to host guests or have a room mate
- 2nd floors aren't accessible.
- Best for having visitors
- Cottage housing destroys the lovely single family homes in Shoreline we came here for 30 years ago.
- It would be just me. I would be happy with a studio tiny house/cottage tbh. Will never be able to afford one but jave stayed in them before, cottage houses are so comfortable and easy to keep clean!
- This would meet my needs and have a bathroom for guests.
- I have a family and would prefer a 2br/2ba. I think a mix of housing with single story and 2 story would be best though as it could attract a diverse group of families, young professionals, and community elders.
- 2 beds 1 1/2 baths
- I answered neutral on 2story cottage housing but would like to provide context. Cottage houses should be small. If 2-story and the design maximizes height (would 35 ft be the limit?), then that is too tall. The cottage houses you are showing in your example photos that are one story with the second story built in the pitched roofline are appropriate and what we think of when we say cottage housing.
- Allows for family members to have their own space, or for a couple to have an extra space



- This would be the best option for a small family or 1-2 adults who could have guests stay with them comfortably. When I think of the high cost of living in Shoreline, it seems like a lot of young/small families need more options that work for them.
- I know this is focused on small sized homes, but having only 2 bedrooms or less really leaves out most families. Would greatly prefer having some 3br options even if it meant the rooms were smaller.
- Two people who are friends could share the home. Or the 2nd room could be used for visitors/family who come to visit for a few days. The 2nd room could also be used for a computer room, a sewing room or an arts & crafts room.
- I would want the option to use a second bedroom as a guest room for family to visit and/or a home office space
- Two bath is typically more desirable at resale
- A minimum of 2/2 - 1 bedroom homes are not smart.
- best for small families or roommate situations.
- Enough space for a family.
- 2 or 3 bedrooms, 1.5 bath is my preference. I would use the different rooms differently but I wouldn't need 2 full baths, more cleaning with more bathrooms.
- The extra bedroom can serve as a guest room, bedroom, office, hobby room, etc. The extra bath would be good for guests or dual master bedrooms.
- A variety would be best. 2 bedrooms, 1.5 bathrooms is ideal.
- Two bathrooms, or at least two toilets are a must. Two bedrooms are nice because a lot of people work from home.
- Offers the most flexibility. I'm most likely to live here for a longer period of time if I have the additional bedroom and bathroom.

Question 15:

Imagine you live in a Cottage House. Based on the options below, please choose the style of parking you would most prefer. If you have comments, please tell us why you chose the style you did.

- Dry, functional, good use of space
- Provides parking and storage
- People need secure places to park their vehicles. Crime in vehicle prowls in Shoreline or ramp it. The sheriffs office is unable to control the unbridled crime in our community. Failure to secure vehicles will just leave tomorrow car prowls. Even with secure parking garage is the data indicates the crime against vehicles in person says increasing by the year.
- Protection from elements, storage
- personally if I lived in a cottage house I would need garage for storing bikes, paddle board, kayak, skis etc
- The actual garage seems safer. It could also be used for storage or some.
- It is the lowest cost. or, perhaps there is a parking area behind the house.
- Any of the above styles would work, but I would hope that parking is included. On street parking is going to keep getting harder and harder to find.
- More security.
- Could be used for a bit of storage.



- With the present criminal activities generally in the State of Washington, and in Shoreline specifically, an enclosed parking garage would be the most safe.
- Security and aesthetics (cars out of sight)
- Flexibility in how the community might use it.
- most people like to drive until front door and carry the grocery and some stuffs, everyday carrying the foods from car to the house is headache. Also, people like to car maintenance themselves and car wash, cleanings and safety issue.
- Safer. Better in the winter
- Carport can double as a solar panel. They do that in other states.
- Rain. Place to work on your car
- It would be important to have a safe, locked place to keep residents' cars. Car prowls are fairly common in this area.
- Covered parking could have solar panels on them for electric cars, etc. and keep cars cooler in heat.
- CARPORTS ARE EASIER TO GET IN AND OUT OF, DOES NOT TAKE UP MORE SPACE ON THE SITE (LIKE A GARAGE DOES) AND WILL PROVIDE COVER AS NEEDED.
- would want parking space near the cottage because of security, and defined slots
- To charge up my electric car. Encourages walking to your cottage.
- I think carports or garages are good. I do think parking should be too far from the housing taking into account people with mobility issues.
- I live in a cottage community in shoreline. We have a combination of detached individual garages and row parking. These are really great because they provide extra storage and a secure place to put the cars. We have trouble with theft out of our cars for those who use the outdoor row parking. Car ports are frankly just stupid and wasteful. They provide no security or storage, and they provide minimal protection from weather. I don't know why carports are even a thing, ever!
- Detached garages would deter theft and vandalism.
- Able to keep vehicles safe from intruders and weather
- Privacy and less exposure to theft
- With high level of theft these days, protecting a vehicle is more necessary and a garage offers protection from theft and also weather aging on a vehicle so they last longer.
- My one concerns with carports has been the increase in auto thefts (catalytic converters) in Shoreline/King County. One design might include a coverage walkway from carports into the community (rain). Or a row of mature trees that over hang the walk from from parking to homes.
- more security
- Need a place to plug in to charge my car.
- Having a garage to keep the car out of the elements would be a huge plus.
- Provides some protection for the vehicles, but doesn't take up as much space as the enclosed garages.
- The weather in the NW is unruly. And crime is going up in our area. Having a garage to save damage to vehicles as well as store necessary items is a must.
- Garages allow for better extra storage and places to put bikes for people without cars
- rainy days
- Garage gives both a secure place for the car, & extra storage options



- Neutral to cottage styles, little maintenance
- Neutral to cottage styles, little maintenance
- Lower costs
- Garage provides protection from the elements and you can store things there.
- Since these are small homes, Storage is important
- depending on size and storage options, a detached or alley-facing garage would offer residents storage for items such as bicycles, yard tools, camping chairs etc..
- Small scale parking. All currently licensed. Rules!
- All look tacky. Detached garages will likely be used as storage for such a small home. Seniors would need a walking trail (paved) from parking to house.
- The houses are already going to be tightly together. Building more structures will make the area look more crowded than it will already look.
- Open parking with gravel surface would look better and allow for better drainage. Some surrounding landscape to screen it from the street would be welcome.
- Better use for charging stations
- Can double as storage
- It is neat and orderly looking. It is safer in terms of break-ins and thefts. It's good for the car. Parking along the street is unacceptable. parking must be provided for each unit and some units need to have 2 parking spots.
- I would ideally like at least a one-car garage. If not that, then at least an attached carport with decent storage. I definitely would not like parking that is away from my home, that would be a pain for hauling groceries, etc.
- garages allow for additional storage
- protection for vehicles
- I believe cars should be in a garage.
It keeps the car warmer in the fall winter season and no defrosting in colder months.
- Gives more options for additional storage space and provides secure parking.
- I feel Detached garages interfere with the overall look of Cottage Houses. Carports could provide parking close to Cottage Houses, while still providing protection from various types of weather.
- security - also, should require 1 parking spot per bedroom
- Need two spaces at least per unit. Plus guest parking for visitors
- I think the carport is perfect for the PNW. Less expensive than garage to build but keeps the snow, rain & hot sun off the vehicle.
- Carports are ugly and cheap looking. Detached garages are nothing more than storage units. Keep the parking away from the neighbors so that when people leave their engines running it doesn't flow into the open windows of the house next door.
- Safer
- Strongly recommend parking centralized and away from individual homes. garages are desirable but covered parking stalls would be a good compromise to reduce costs.
- 1. security 2. place for material/tools/objects not easily kept in a small home space.
- A row of parking minimizes the amount of real estate required to store vehicles, and may provide a space for a visitor or two as well.



- Detached garage is necessary with the crime rate/catalytic converter thefts in the area. Can also store a bike in there if needed.
- Safer from weather and car prowls, with perhaps some storage area
- Less chance of theft, vandalism, and door dings
- too much crime around for anything else to work plus extra storage for no-car families
- Parking away from the houses doesn't allow you to make sure no one is breaking into your car, the same goes for carports. You could put the detached garages in the same place you'd put the "row of parking" but it would be safer since it is a locked building.
- extra storage would be nice
- Good combination of parking lot and detached garages.
- Storage for outdoor sporting equipment
- I like the idea of parking or garages a short walk from the homes. The carport would be economical while protecting vehicles. There's some inconvenience compared to an attached parking space but it seems this is necessary given the cottage community goals.
- Encourages walking
- People have stuff. Cottage houses are typically smaller homes and with how our society has developed over the last century our homes have become larger and more filled with stuff. In the Seattle MSA, the use of cars is becoming more limited. A detached garage provides a flexibility to have storage space/car space/bike space that is outside and away from the home. Carports are covered but aren't as practical since they provide little protection for the car itself. Row of parking is a parking lot which isn't aesthetically appealing.

As an aside, the detached garages should be styled similar to the cottage housing so the architecture translates to the development as a whole.

- This kind of depends on the proximity to transit. If there is transit near, I would opt for none. Also, if ride share or other on demand taxi services, especially if we get to autonomous vehicles, are more common, then no parking should be needed. Until then, if parking is important, the carport seems most reasonable. Maybe that should be an additional cost.
- Unsecured vehicles lead to car prowls/thefts
- If houses are small, garages provide flexibility of parking or storage, especially needed if yard maintenance is expected of homeowners. Or parking tucked away plus individual storage sheds.
- Covered parking protects cars and is more dense than garages, although garage parking could be an optional add on
- A roof to shelter the car from the elements is very nice. But garages would presumably be more expensive and not fit as many cars per square foot. A carport seems like the best compromise!
- Place to put vehicles and other belongings securely
- A place to store things that won't fit in house and secured
- Could be used for storage if you didn't have a car.
- Even though that picture of the parking garage is ugly, it at least provides security, especially if we can't park right in front of our cottage.
- Carports are unsightly. Garages are safer.



- These are just like an apartment complex. Look at the parking just like an apartment complex. If you want to put these on the main areas of the city like Highway 99 go for it but don't put them in the single family neighborhoods
- Less environmental impact but doesn't overburden street parking
- Cost conscious and more room for guest parking.
- nice to be covered getting in car in the rain
- Given the increase in crime in our area I believe secured parking in remote garage is probably the best option. It is difficult department where shoreline and not worry about your car being vandalized or prowled.
In addition, with the lack of adequate policing in the Shoreline area due to contracting I do not believe that open air parking is safe any longer.
- I might would garages over the outdoor rows if the garages were designed to be just a tad more attractive. I don't like carports. Those poles can be hard to navigate for some reason and can end up looking unkept.
- Carport is not beautiful but I see opportunity for solar panels on top providing some shared power and a location for EV charging stations
- less dedicated space, could be redesigned easily as needed
- takes the focus away from parking. only concern is safety/car break-ins if parking is tucked away.
- Uncovered parking is the least costly option and adequately suitable. If setting up requirements, the other options are more expensive and restrictive from a planning standpoint, and so should not be the minimum requirement.
- Eliminate parking. It drives the price of the house up. Encourage transit oriented development to get people out of their cars.
- Detached garages are the safest...your car isn't going to get hit in a parking lot, and less likely to get broken into when in a garage. Also super good for winter months and ALL the rainy months. Second choice would be the covered parking stalls.
- safety in private garage, opportunity for shelving/tools/storage
- Garage is a nice bonus, not necessary but definitely valuable. Carport is a waste, finish them or don't bother.
However it's done, cars behind versus in front of cottages is critical.
- While I would prefer covered parking, probably a garage, I find the row of garages and carports to be pretty unattractive.
- More space for storage and safety for vehicle.
- Perfect world, detached garages, but also upkeep and cost. I think having a covered carport makes a lot of sense with the weather here.
- Safety and security of an enclosed space
- Cottages should be afforded the same security of garages that home owners have, to protect their vehicles from the elements and car prowlers. Carports and open lots are magnets for thieves and unwanted RV dwellers.
- Allows for extra storage for those without cars
- With so much vandalism of cars in the open, I would want a safe place for my vehicle, so a garage that can be locked would be preferable.
- The garages are nice because it protects cars from weather and theft. There's a risk it gets used for storage and residents just use street parking though.



- I like the look of a row of parking but coverage for one's car in great when thinking about the long-term care of your vehicle's exterior. It may also provide a sense of security for car owners.
- Security and storage
- Looks better. If homes have center area for recreation and face each other I'd rather have the parking in a separate area so it won't look like low income housing/trailer park development especially if there are old cars and or trucks.
- again, cost and available space and resource tradeoffs are clear mitigating factors.
- anyone can say they "like" the taj mahal, with concierge service and a two-car garage, but only want to pay \$750/month...??
- appears to involve the least amount of pavement
- I think carports are a great middle option between garage and row. carports provide needed protection. I do not think garages are the best idea because then they mostly become storage and then people being to park their cars in already congested parking, add to limited off street parking, etc.
- To protect one's car from the elements.
- I prefer the cars to be safe and in a garage.
- Storage
- for safety
- Allows covered storage
- No cottage housing!
- None of these are ideal but better than street parking. I don't like the look of detached garages or carports. The disadvantage of the row parking though is no protection from all our rain and snow in winter so not good long term for the car. Also getting groceries to my cottage could be a pain depending on how far away the row parking is.
- If there could be a single or double carport behind the cottage I feel this would be best when you have carports away from the living space you're asking for robberies.
- Too much theft around Shoreline. Our catalytic converters was stolen off our car last year.
- Not as blocky and obtrusive as garages, but still protects your car
- Garages are less prone to theft and also offer storage potential
- A covered garage is always better because it extends the life of your car's exterior and deters would-be vandals.
- Covered is nice. Garages would be expensive - but nice sure. Any of the choices is fine - even the small parking lot.
- cars should be visible to residents only when possible. move the cars all out of view and crime is a problem, but having a parking area is always better than diy
- Ability to lock/store valuables, hides clutter, doesn't attract burglaries as the other options do.
- One word: safety
- Looks nicer, good for storage too
- Too much petty car crime and converter theft to leave cars out in the open.
- I really have no preference on parking. Anything is fine.
- Storage
- No dedicated parking. Help encourage car-free living, especially near transit corridors



- Although the look and convenience of open row of parking most appeals to me, security could be a concern. Garages provide more privacy I guess.
- Unfortunately, given the car prowls, a locking garage might be the only way to go.
- Covered but takes up minimum space.
- Looks better
- While I like the look of either no garages or carports, small houses may need the storage option a garage provides. My house is small and my garage is a multipurpose space and my main storage area for luggage and other things.
- Besides obvious protection from the weather, a garage allows for a little safe storage space for things like a bicycle and a cart to bring purchases to the cottage.
- Each permeable surface parking area could be for 4-6 units with easy access path wide enough for carts to bring in groceries, etc. electric plug in, keeping in mind leaking oil,,etc
- Garages or carports take up space that could be open. They would be OK if they too were hidden away with alley access or something, as long as that didn't make the space for common areas smaller.
- Weather & storage
- Style of homes and topography will determine some of this. But at least 1 parking space per house! And parking needs to be close to each home. Otherwise, you limit who will buy. Elderly, people with mobility issues should not have to make a "trek" between house and vehicle.
- A detached garage allows for some storage space and keeps vehicles out of view.
- You need to provide enough parking for visitors. When you put sidewalks in the 40' county right of way you make the shoulder so narrow that cars are in the street and you end up with a single lane road. Two cars cannot pass each other in the street etc. etc. and it trashes the neighborhood.
- We need to insure there is required off street parking at these cottages. This is the most important.
- Any option works great, but garages would also provide a little storage space.
- Security, protection from weather, safe storage for bicycles. Should have electric charger option.
- Street parking
- Security, protection from weather, safe storage for bicycles. Should have electric charger option.
- Cottage housing does not appeal to me and should not be allowed in single family zoned areas.
- It can be also used for extra storage.
- Your car stays a good temperature and therefore quickly drivable in any weather (e.g., heat of summer, snow, etc.)
- Any of these work, but a garage can double as storage or work space for folks who don't have cars
- Garages would allow for extra storage....bikes, sports equipment, garden tools.
- Garages offer more security, less chance of break-ins.
- People do not need cars when living in a city. They can always park on the street if needed. Parking is wasted space.
- I currently don't have a garage (I'm in a single family home in the Echo Lake neighborhood) and woods really love to have both the safety and the storage space of a garage. A carport would at least provide some protection from the elements.



- Security, more uniform visual
- Minimalist blame protects you getting in and out during incimate weather.
- Good to have a secure place to park the car and keep it out of the elements. However, the row of garage spaces is not attractive, it would be better to have smaller groupings or separate units with similar architecture to the cottage homes.
- This will be a blight on our neighborhoods.
- Safer considering the crime nowadays
- Parking in front of, behind or in attached garage
- Would be really nice to do gravel lots instead of pavement, have a little less heat retention in summer! But the detached row of parking could still have reserved spots, which would be neat. Just little numbered placards maybe?
- Adds safe extra storage in addition to safe car parking.
- I prefer garagr, but whatever you choose, please include EV charging options for these homes. People will need to charge their vehicles.
- Detached garages would be the most secure.
- Detached garages allow for storage and/or protection from the elements for your vehicle. Carports don't provide any external storage and frankly, look cheesy.
- Shared garages are not secure, or begin to be used for storage of things that are likely not needed anymore.
- Personally, my house does not have a garage and I wish it did! The carports are ugly and provide minimal shelter and no security. The rows of parking are okay but it seems like it might be inconvenient to schlepp from the lot to the homes. If the parking cannot be attached to the cottage homes, then it seems fair to give people a garage to call their own.
- Garage gives more room for options (IE secure bike parking and storage)
- Detached garages are more secure
- Carports are hideous in my opinion. I like the detached garage option because I could use it for storage or other uses such as a gym space if I didn't have a car.
- This protects my car from weather and thefts.
- I would want my car protected from the elements
- More security but proximity to home is top priority
- Covered and detached garage look more like apartments
- Parking for 2 cars per cottage is essential along with substantial guest parking. Don't forget electric chargers!! Please don't allow flimsy cheap homes with no garages.
- Keeps cars protected from elements, easy for friends to utilize when visiting if owner/renter doesn't have their own car
- If cottages are built near transit or shared car services, personal vehicle parking may not be necessary.
- some protection from the elements but less costly to maintain than garages. The truth is they are sort of ugly but I am being practical.
- I think there should be a mix of parking spaces, open stalls and garages. I would avoid carports since they would be difficult to visually relate to the homes.
- Less upkeep on non-garage choices
- Secure storage for a vehicle or other stuff. Protection from weather.



- Most secure and safest option

Question 16:

Imagine you live in a Cottage House. Based on the options below, please choose the style of bicycle parking you would most prefer. If you have comments, please tell us why you chose the style you did.

- Personal preference
- Safer. If i have a bike that I'm going to ride regularly, it's going to be nice enough to want to protect it. Not necessary if garages are an option.
- This is who is the same as vehicle security. Even lot bicycles behind a fence are frequently stolen by criminals and homeless people.
- Similar to garages!
- depending on the location it would be nice to have security of bike storage
- Security is important so the more security, the better.
- Simple. People probably would like to keep their bike in their house.
- This would be best because there is so much bicycle theft.
- More security with this.
- It provides protection from the elements
- I supposed it depends on the area as far as security, but for sure needs to be covered in Shoreline weather.
- People should secure their bicycles on their own property.
- easier on the bikes
- Keep your bikes in your place. that is what we did.
- Plus camera and smart entrance system,
- Secure says it all
- It provides protection from the elements
- Put in your cottage. Otherwise it's an easy target for theft.
- Good bicycles are expensive. Bicycles should be protected from weather and thieves and should be accessible only to their owners.
- less theft and keep bikes from getting too hot
- BIKES ARE EASILY STOLEN. IF WE ARE TRYING TO GET AWAY FROM THE CAR CULTURE WE NEED TO SECURE OUR BIKES.
- N/A
- Safer
- don't have an opinion on this
- Property crime levels simply require locked, secure bicycle parking. Otherwise they are sure to be stolen.
- Crime and theft are going up. Close (denser) communities attract thieves because it can be a one-stop shop for them - lots of opportunity in a small space. The secured bike lockers provide security, a bit of storage, and protection from weather. What is not to love about this? I would never use the unsecured options, I would bring my bike into my home or garage. BIKES ARE EXPENSIVE AND VULNERABLE if outside.



- I do not ride a bicycle.
- Able to protect from intruders and weather
- Sadly, again have to think about secure parking (and covered against rain) for bike parking. Really encourage bike parking space and maximum 1 car parking spot per unit. Transit accessible locations!
- Again issues of theft and weather protection are important considerations.
- Safety
- It looks more secure
- Looks kind of ugly, but seems to be the safest option given how prevalent crime is these days.
- This option is better due to the amount of bicycle theft there is in the area.
- Bike theft is an issue and these seem the most secure
- don't ride bikes
- Bikes are super easy to steal, so secured is the way to go
- Put your bike in your own yard, porch or home
- Put your bike in your own yard, porch or home
- For electric bikes, its necessary to have more secure parking
- If you have an expensive bike then it would be the most secure in the bike locker parking.
- If garages are an option, bikes can fit in there-safer and more secure
- Our bicycles would be stored most safely and conveniently in our home or secure garage.
- Small... Not large.
- The uncovered looks the best for small spaces and will be the least expensive. If the city is paying for ANY of this, then the secured bike lockers are too expensive. People can bring their bicycle into their homes, which is what I do.
- Secured area a great asset for bike owners. Plus having a covered area nice.
- Will you have designs to hang your bike up?
- Secured is safer. Housed in a shed like you have above is visually appealing.
- Less intrusive and you can still lock your bike. The second is just ugly and the third looks like a jail for bikes. If bikes need to be that secured, I don't want to live in that neighborhood!
- most secure
- covered, protective
- Safety and security
- Keeps bikes dry and provides security.
- With more people riding bikes, I would think this more modern style to store bikes would be considered more safe.
- theft prevention
- Security.
- I mean people still every stinkin thing these days so having the ability to lock up the bike would be fantastic.
- Keep your bike in your detached garage or on the porch of your one-story cottage home. Or build a little storage shed on the side of each one-story house.



- Safer maybe.
Keep in mind I,ve never really heard of any of this type of housing you are asking about. Almost like apartments or condos.
- Why covered? Again, our climate.
- 1. security
- Bicycle parking should be inside or attached to each cottage as required.
- This would attract thieves, none of these designs deter thieves. It would be better to have bike parking that is completely enclosed so that it is not obvious what is being stored. If I really had to choose, I'd select the secured bike locker parking option, but it would need to be more secure than what is in the photo. Think about it - I do not even leave a locked bike outside my house as it would eventually have the lock defeated and bike stolen. Why would you have a cluster of high value property waiting for people to repeatedly come back to break into. Build parking garages for each unit and make it the responsibility of the owners to put their bike in the garage.
- Less chance of theft
- too much crime around for anything else to work
- Because like the parking, people aren't always trustworthy and having a secure place to store your bike would be best, both of the other options are too easy to be stolen from.
- Good compromise.
- If no garage then. Need something to prevent theft
- Bicycle theft is a big problem so I'd opt for the strongest protection and coverage from the elements. This will encourage more people to bike.
- Bikes should be at your cottage
- Keep your bikes on your covered front porch.
- Theft prevention
- I straight up don't trust people to not steal bikes. I want it locked down. Bike locks can be cut.
- This would support greater use of bikes, which is good.
- Suggest individual storage for each house that could be used flexible for bikes, garden supplies and storage. Not everyone will have a bike.
- It's much easier to steal a bike than a car and much harder to recover a stolen bike. So secure lockers are ideal.
- We have electric bikes we use for transportation. Having them secured as best as possible is very important to us.
- Bikes are stolen at an alarming rate. I would want my bike locked in a locked space.
- Security
- Most secure.
- Same reason as the garage in the last question: security. I'd never leave a bike outside secured only to a rack. No lock is impervious to being busted open.
- Safer
- Would prefer a secure locking space within the cottage so that I could bike directly to my residence rather than parking in a common area
- If not secured all bikes would be vandalized or stolen
- Theft has increased substantially. I think locks would be needed.



- Crime is rampant in policing is inadequate in Shoreline. Failure to lock up bicycles and scooters will be a disaster.
- If bikes are to be stored outside of the cottage, then a secured and covered area would definitely be preferred. Also could look at a place on the outside of the cottage like on the porch or some place in the back area, covered with a place to lock up the bike.
- People need a secure dry place for bikes
- It is protected from weather and has a rack for locking the bike without looking like a zoo cage
- depends on the neighborhood vibe, but locked seems most practical
- Let the builder determine what the specific market wants/needs.
- We have seen bike parking requirements fail in Seattle. Bike users repeatedly state that nice bikes would never be locked outside, for fear and actual cases of theft. Dedicated covered bike storage areas take up valuable land that could otherwise be utilized as housing - requiring covered bike parking is a poor land use decision.
- Covered bike parking is a must in the rainy PNW. And theft is a major problem, so secured covered bike parking makes the most sense.
- safety
- Either a garage or secured bike space are great, one or the other, both are redundant and a waste of space. Also, lots of public bike lock features are needed everywhere, not only, but also certainly near these cottages
- Seems more secure?
- Too many thieves around here. Secured bike parking is a must
- Less of a chance of theft
- Again, for target market of seniors or young families - the likelihood of having a lot of bikes is pretty minimal... I think a standard bike parking makes sense. The secured bike locker seems over excess.
- Safety and security of an enclosed space
- Similar comment to garages, bike owners should be afforded security and protection from the elements. But keep in mind that large groupings of expensive assets like e-bikes could be a magnet for thieves who are clever and will figure out how to break in and steal personal property.
- To deter theft
- Safer and more secure
- The security and weather protection adds so much value.
- That would be incredible! Safe, covered... guests could bring their bikes to their friend's house or lock their bike in the locker of the homeowner.
- Lockers provide security and weather safe storage and encourage bike use.
- Bikes are pretty expensive. Higher Security would be good
- sadly due to all the theft would need the secured version, but fear it could still be gotten into.
- no one can afford to have their bike stolen, but if the alternative is to make my house 6 sq. ft. larger and forgo community bike storage, might that not make more sense?
- With the way crime is going the more secure the better!
- I would prefer to have my bicycle in a locked area.
- Best security



- If there is going to be bike parking, it has to be secure otherwise no one will use it and bikes will get stole.
- for safety
- Bike theft is a huge problem, this seems most secure.
- Don't own a bike makes no difference to me
- No cottage housing!
- There are way too many thefts in Shoreline to even consider anything other than a locked facility. If I had a bike living in one of these cottages I'd probably keep it locked in my garage (assuming the cottage community had that parking option selected) or somewhere in my house.
- As a population grows toward bicycling as a way of getting around, thieves are going to go after them. We need to offer cottage homes the availability of secure parking for their bikes.
- Too much theft in Shoreline. Also, shed protects from elements.
- As with vehicles, a secured place to park a bicycle will extend the life of the bicycle and be more difficult for thieves.
- Because of the risk of theft I think the secured bike storage is best. One can always plan for racks on the side of houses as well that people could hang and lock their bikes on. That way it becomes an individual choice - you don't have to have 10 bike spots because you have 10 units when not everyone will have a bike.
- or you could do individual stalls by each house with the option to install a lock if they want to pay for one
- Ridiculous to prioritize bicycle storage as less than 10% of Washingtonians commute via bicycles.
- One word: safety
- Too easy to steal in other options
- There is too much theft in the area
- Bike theft is a huge problem, I would only feel comfortable using a secured bike locker.
- Don't want my bike stolen
- Bike theft is so common, the locker feels necessary.
- Have bike storage within the garages. Keeps valuable bikes out of sight.
- Bikes outside need to be covered to be protected from the elements
- Safer for bikes and better long term
- The best option for protecting a bike. Alternatively if residents had garages or a shared building for storage, bikes could be stored there
- Security, protection from weather. A charge for this, only to people who want to use it.
- Without secure bicycle parking, I would feel it was necessary to keep bicycles in the house. They are too easily stolen.
- Sadly lots of theft these days
- All the suggested options are not realistic. Secured shed is an eyesore, the others encourage theft.
- Don't have a bike.
- can't imagine living in a cottage house,
- As an avid biker I would say covered storage is critical. Secured would provide peace of mind.
- Cottage housing does not appeal to me and should not be allowed in single family zoned areas.



- It looks the best.
- Don't have to worry about bike theft.
- Given the cost of bikes, just seems wise.
- Bicycle theft is a serious and common issue.
- Greater security is simply a requisite these days.
- Ebikes can replace cars but people need secure parking to make the investment and be sure it won't get stolen.
- Secured would be the best, but covered is a necessity
- Good use of front porch.
- Not too extensive and protects the bikes
- We all know Seattle is actively working to eliminate private cars on its streets. Is Shoreline following that model?
- Again, crime
- Too much theft in Shoreline these days 🙄
- Less room needed.
- Covered options better for weather.
- Reducing bike theft is important, especially if you want residents to not require a car. Some uncovered space is necessary for guests or quick stops.
- Bike lockers seem excessive. The covered outdoor lockers seem like a reasonable compromise. People should also have the option of parking their bikes at the front door - though this would be less secure. Have you thought about the option of securing a bike right at the front door somehow?
- Bike theft is huge and security is important. I wouldn't leave my bike out in the first two options.
- I'd want to feel as confident as possible that my bike wouldn't be stolen from just outside my home.
- Security to deter theft
- For sure a secured locker for bikes to prevent theft.
- Less chance of theft of my bike.
- Bike theft is rampant
- I prefer secure bike locking facilities where the likelihood of theft is reduced
- Secured and locking for property safety.
- Anything but a secure storage is pointless. We have had bikes stolen when locked in a fenced yard so proximity to home isn't enough of a deterrent in Shoreline unfortunately.
- Bikes need protection from rain
- Because crime in shoreline is out of control.
- Keeps bikes secure, especially to encourage more non-car transit.
- Takes up the least amount of physical space.
- Especially with no garages, secure bike storage would be essential.
- I suspect that most people would want the bikes either in their homes or garage.
- Security
- It looks the most secure from thieves and rain and the bike looks easy to get to for the rider.



- Unfortunately I've noticed that bikes get stolen around here, so I would opt for some way to secure them

Question 17:

What type of housing do you live in?

- Mother-in-law
- House with dadu
- mobile home
- A house with a rental unit (ADU) downstairs

Question 18:

Do you rent or own your home?

- Nosy you
- I currently work for my rent, so I don't have to pay anything.
- Family home
- I live with my parents
- Live with family

Question 19:

Would you ever choose to live in a Cottage House?

- Maybe...devil is always in the details! If I could have most of my preferred options as listed in this survey, I would be very tempted to explore!
- Yes, if affordable.
- Not sure if I would live in a Cottage House. It would all depend on the house, the immediate surroundings, the general area, and the price.
- You live where you live.
- only if it is fully ADA compliant, no steps or stairs
- Possibly if it has a neighborhood feel
- maybe depends on location, cost and size
- My home is very small, but the way it was built it doesn't seem like that. I do think the cottages should have solar panels, and have a Scandinavian modern design. I like the cute cottages, but housing should have different options and designs. Can Shoreline provide options for housing designs?
- Why not
- Yes! I would love to live in cottage housing! But it is very rare and if available probably not affordable. Affordable townhomes should be a HIGH priority for Shoreline and surrounding communities!
- I need to know more about how it works (e.g., if there is a homeowner's association and dues, who owns the land, is the transaction similar to purchasing a condo, etc.)
- Maybe. Depends on my life situation at the time



- When we were first married we lived in a similar situation in Denver..
- Not sure - depends on the circumstances at the time.
- Not Sure.
- Too crowded.
- Early in my married life this would have been an affordable choice. I wouldn't mind living in a cottage community later in life when we are both retired and not able to maintain our house/yard.
- maybe
- Maybe, as a retirement option.
- maybe - so long as there was sufficient privacy and no HOA
- Probably not unless I was not able to live safely by myself as I aged.
- maybe when older
- Really depends upon life circumstances. If I am single, widowed, mobility concerns, work situation (WFH vs on-site), etc.
- I would consider it strongly if it was at an attainable price and in a good location. Housing has gone up so much over the last 10-15 years that anything may be considered "affordable" but isn't "attainable". I would prefer to rent in one of these spaces rather than own.
- maybe
- Maybe, especially if I was single
- Would love to downsize into cottage housing, hope this can happen soon.
- Perhaps
- I'd consider it once we got to an age where we could no longer maintain our decent sized house and large yard. Until then, no.
- Maybe, in retirement
- Maybe. I still imagine myself having a place to entertain friends and family. A cottage might limit that ability, unless the common open space or a "common room/space" were also part of the cottage housing.
- Possibly, depends on circumstances
- maybe
- Unsure
- I might if I lived alone, but it would be a significant change for me.
- depends on circumstances, of course....like anything else....few people ever anticipate ever losing or being priced out of their home.
- Possibly, if it was environmentally pleasing
- Maybe, if I liked the style of architecture and it offered me sufficient space.
- I might if size and some privacy was available
- If I were single or widowed, I would find living in a cottage house a good option because I would know my neighbors, and still have some personal space. The layout of a cottage house promotes community since it faces a central common open space.
- I don't know. Depends on post-retirement income, inflation, etc.
- Depends what the future brings
- Maybe. I've considered it, but am currently content where I am.



- I want a yard, garden and a private space away from my neighbors.
- Maybe
- Not any time soon but if I were single and younger or retired I would.
- Only if I was forced to.
- Yes if I had no family or if I sold my house because I needed the money.
- Maybe
- Maybe depending on price
- Not currently as we have 2 school age kids plus an extra adult, but it's something I would have considered as a single person, newlywed, or as a starter home with one young child.
- Maybe after kids move out

Question 20:

If you have anything you would like to tell us about cottage housing please enter it here, thank you!

- Great idea, reduces isolation of aging in place, potential to build healthier communities, maximizes resources, appealing design ideas shown in this survey, etc.,
- Put on west side of shoreline. East side has enough.
What about utilities use? Road use in all this construction? And not having to pay taxes for 20 Years???? BS. Quit taxing the homeowners that are already here.
- Who is paying for this?
- Please do more of this. Townhouses aren't practical with all the stairs and there's often no outdoor space. I like an environment that builds community
- My husband and I would need a single level cottage house. We'd enjoy the idea of community with neighbors and would need to have some type of spot for entertaining that was outside our cottage.
- If building, consider placing in mixed income areas to allow intermingling from different parts of the community
- I think it's a great option
- It is nice if a "common house" or "common shed" could be included where people can store and/or pool their tools, gardening implements, etc.
- It should be affordable
- Like I mentioned in a previous comment, it is interesting for the subject of Cottage Housing to be studied for Shoreline. With all the very large apartment communities already built, in the process of construction, and under consideration, Shoreline will have no space for such communities unless current residential properties are purchased or condemned and the land cleared. There are many factors to consider - location, style of houses, affordability, limitations on family size or use of the property, whether to be sold or rented, etc.
- It's a great idea. I have children of limited means and I'd like them to be able to live in the town they grew up in
- Keep our natural environment in tact.
- Air is public environment therefore cottage should protect from the drug free and smoke free. Marijuana always makes uncomfortable situation and environment
- I have been to 2 cottage style housing areas and like them, especially for new families and for downsizing.



- It should be affordable
- I lived in Manhattan as a single person: 300 sq ft. It's perfectly fine living. It doesn't have to be big.
- Cottages should be affordable. I imagine that there must be monthly dues to pay for shared maintenance as well as a mortgage. There should be a cap on dues so that residents are not hit with surprise assessments.
I also want to add a plea to retain as many mature trees as possible during the building process. Shoreline has lost a huge number of trees to recent developments. Designing and building cottages in the woods would be a welcome change.
- a community space to encourage community get-togethers would help people be more comfortable with living in a smaller space.
- PLEASE PLEASE PLEASE START DEMANDING DEVELOPERS TO DESIGN AROUND OUR TALL EXISTING TREES.
- would only consider one level housing, many of us who want to downsize will be looking for that.
- Let's make Shoreline affordable by allowing small cottage homes. If there is a community area for parties, potlucks, crafts, and theatre. We could reduce the size of the homes. I want to make sure we have a lot of mature trees. We need to get serious about the climate emergency facing all of us. Let's build smart. I really love the first green home cottage recently built in North City.
- Landscaping with trees is important for dealing with temperatures affected by climate change and also for the quality of life of the residents.
- Thank you for considering this lovely form of housing! What a nice alternative to ugly towering apartment buildings! Housing density achieved while maintaining quality of life. Smart!
- I love my cottage community! It has trees between houses in the open space, and people congregate there in their shade. I have sun allergies so I wouldn't be able to use the common spaces if there was no shade. Also, security is still a huge concern, we have people prowling around at night and thefts do occur. Keeping my car, bikes, and home safe and secure is very important.
- Building cottage housing is a great opportunity to follow "green" building/landscaping prescriptions: more shade trees and native plants, less concrete, all to reduce the "urban heat island" effects. This should be a priority for the planners. Wise landscaping will also reduce energy costs and lower greenhouse gases.
- Stop cutting trees!!!
Stop not making enough parking for the houses built!!!
- I would only live in cottage housing if there was a binding agreement NOT to use toxic chemical pesticides on one's home and landscape. This type of knowledge would be required by any neighbor I had; also not to burn recreational fires due to proximity. These need to be in some covenant to protect everyone.
- Cottage housing is much needed in the mix of housing designs for Shoreline and other communities. But I can't think of anything other than attached townhomes and huge apartment complexes in the current construction and planning going through the city council.
- Consider homes that are modern looking with a community kitchen.
- Thank you for the opportunity to comment on this. I really hope you decide to design around the mature trees. It is so important not that climate chaos is getting worse every year. Mature trees absorb CO2 and keep the community cooler. Cutting down mature trees and replacing them with small trees sound nice on paper, but in reality, 30-50%



- Love the move to smaller size housing that, by its design, encourages community engagement.
- Trees, trees, trees. For shade and to reduce the heat, and for the environment.
- Please, please requires any development to save mature trees on the property. We are losing too many mature trees to development and building codes are not stringent enough about requiring developers to keep the mature trees. Temperatures keep rising, and the trees can help with shade, as well as cleaning the air.
- Don't do anymore constructions and ruin beautiful individual houses
- I like cottage housing way better than townhouses. They blend in so much better, & not so tall & imposing!
- I look forward to your Cottage Housing plans
- I wonder how affordable a cottage house would be.
- Maybe a grill in the common area and a small playground Would attract buyers
- Cottage housing is an important type of missing middle housing that we need in Shoreline, along with duplexes, triplexes, townhouses, rowhouses, and small apartment buildings in single-family neighborhoods.
- I hope the new laws and/or regulations make it easier and faster to build larger backyard cottages.
- Keep cottage housing in high density areas especially near rapid transit. They can be oasis clusters. Do not put them here and there in Shoreline neighborhoods that have established yards.
- I just hope they are nothing like the ones on Midvale North of N183rd Street.
- Someone needs to follow through with this great living idea of housing with rules that need to be followed or you are out. I see it not happening. Look at the trash and graffiti now.
- Make it inviting, attractive. Create spaces that promote community.
- I hope Shoreline does not encourage Cottage Housing.
- I don't understand the point of this survey! I thought it was going to be about what I felt about cottage housing, and not what I would like to see in a cottage house. Go hire some designers who can help with all that. But, I DO NOT want to see Shoreline get more crowded just because people want to live here. You don't always get what you want. If you can't afford it or can't find a place to live, move elsewhere. The city should NOT in any way, shape, or form subsidize these houses!! I am against them....we need more open spaces, not fewer! Please DO NOT cram a bunch of homes into a small space so that people can move to Shoreline and the City can get more property tax revenue.
- Make sure that neighbors are involved in this process especially if the cottages are inserted into R-6 type areas. It would be upsetting to me for noise/traffic if they were suddenly allowed in a typical single family home type of permitting process.
- Keep as many as mature trees as possible for a cabin in the woods type of look. A community outdoor barbecue area with an outdoor pizza oven. Community garden and gathering area.
- Parking parking parking is my big issue whether I live in cottage housing or not. Off-street parking must be provided.
- I think it would be fun if the houses were each painted a different, bright color. Maybe different primary colors. I think that would be so cheerful and just pop! Housing colors are SO incredibly boring and dull.
- Some cottage housing must be built at ground level with NO stairs!
- I believe these are good options for additional housing



- It could be a great option for lower income/ single seniors. I know my 70 yr old dad would be very interested.
- Nice to see Shoreline thinking about adding more Cottage Housing developments. Would be nice to see something other than townhouses, and huge apartment/condo buildings being built around the city.
- Fully support more cottage neighborhoods!
- Should definitely require sufficient parking for people that live there and their guests
- While young people may be attracted to them because of price, for older people like me who want to downsize these are perfect. I've lived in my Shoreline house for 30 yrs and am not sure I can go to an apt or condo, but I also can't keep up w/this giant house. Having a decent amount of storage either under stairs, under the house or ?? is also much needed. So hard to get rid of ALL your stuff when downsizing & young people need room for their outdoor rec gear, a place to store kids' toys, etc.
- Please survey the neighbors on their opinions and at least make an effort to include them in the outcome. Cottage housing significantly impacts the feel of a neighborhood of single family homes, and has impacted our enjoyment of our home. The City of Shoreline didn't care one bit when the developer of the cottage home development next to us placed a 2-story house directly in our sight line, even when we were told this wouldn't happen. The developer didn't care about Shoreline and lived elsewhere, and basically told me he didn't care about the impact on my and my family. It was a very bad experience, and one that caused pain and suffering for my family due to the City's negligence and failure to pay attention to this developer's actions.
- Never heard of it. So no opinion as of yet unless seen in person. Might be good options for seniors if it's AFFORDABLE.
- Virtually all the new houses I see in Shoreline are very expensive, very large mega-houses. Cottage housing would provide affordable housing for many.
- 1. I like the idea of housing for couples/people just getting into home ownership, and people downsizing from a large home, as an alternative to 'townhomes'.
 2. Cottage housing should be in good locations, from which people might walk or cycle to nearby commercial areas and parks.
 3. Cottage housing needs to be an affordable alternative. I know that is obvious, but some of the cottage areas that I have previously seen did not seem to be attractively priced, or have good value.
 4. Designs should not be limited to the types of houses that the builders want to throw out there, instead we should design carefully and consult widely before settling on designs. Some of the previous examples I have seen looked too much like elaborate sheds, and lacked the appeal of a house that I might want to call my home.
 5. Large open yards could become playfields, which would be great for some people and not so much for others.
 6. Perhaps some of the cottage areas can emphasize and feature modern, progressive, environmentally sound designs, materials, and utilities. Look to European examples.
- I can see living in a cottage home if I were a) Elderly living on my own or with my partner, b)starting a family with one child, or recently retired with an elderly parent living with me. Car parking with charging must be provided. Guest parking must be provided. Places to work from home must be provided (nook for computer conference)
Focus on low maintenance design, materials, and landscaping.



- I think these are great ideas for Shoreline, prices are getting so high here for rent and if these were available for purchase that would help many people save to buy a larger home when they need to. If they were available for rent, that also would help people save money, because the rent wouldn't be so high.
- I am in favor of denser housing. This cottage housing thing seems pretty neat.
- Please think about infrastructure. And upswing code enforcement to go along with permit and design. Shoreline has done a terrible job so far in both. You have permitted ADU to require parking but allow the owner to never require tenants to use the parking. What is the point of the permit if you don't have corresponding requirements that can be enforced? You don't do anything to update the infrastructure. Parking and drive if is all going to increase with more density but I see nothing from the city to deal with this. You are making this an unloveable community
- Preserve a green belt surrounding the cottages. Make a small community center like an outdoor kitchen or pool
- I am pro-density and pro-affordability. I support cottage development in current SFH neighborhoods, but not at the expense of MFU
- I think an ideal amount of space is about 800-1,000 square feet. This is about what a real 2/2 is sized that has enough space to layout a dwelling that works well. Nothing is jammed and the house circulates as a flow of movement well. If it's in the 700s it starts to get jammed in and rooms become undersized. If it's more than 1,000 then it's not cottage housing and it's a smaller single-family dwelling. that sweet spot is an ideal target with that 10X20 garage unit. This amount of space isn't so small you can't have furniture and are tripping over everything; and isn't so big that your existing furniture doesn't work. If the housing can be oriented near places that people want to live, i.e.: transit, shopping, dining, groceries, that would be ideal. It would work better to have less vehicles with transit access while simultaneously not using a single-occupant vehicle to travel to common places.
- I think cottage housing could be an important part of the housing stock, assuming that cottage housing is less expensive than SFR housing and on par with apartments.
- Large mature trees, hobby area, community center, pool, growing food.
- Love it as a way to diversify the housing options available in Shoreline. Could see single story, no step entry options as a positive age in place strategy.
- Don't have usage restrictions requiring the homeowner to live in any units if built.
- I think higher density housing of any kind is a great idea given current housing issues
- We need more housing that works for everyone. I'd love a cottage home with people who enjoy the same type of life
- I want a place where people who cannot climb stairs to have a home.
- Need to allow a build unattached in a back yard
- Overall, I think cottage housing is great and could offer a more affordable alternative. I also think creating more duplexes and triplexes also makes sense to help with housing affordability.
- I had a cottage style house in LA and loved it. Really like the concept.
- I own a home in a single-family neighborhood and I don't want overcrowding and cars parked all over the streets. I bought my home in this neighborhood because of the single family status and the lot sizes. I'm trying to understand how officials can change the rules without asking the citizens what they want in their neighborhoods.



- Please don't make them all the same and please make sure moderate income families get them. Not investors or homeless people
- I believe the zoning in Shoreline is inadequate. We need to increase density and raise height limits.
- Shared walls with courtyards. 1920 style homes like in SW Portland. Small and cheap. Some have garages too.
- Shared walls with courtyards. 1920 style homes like in SW Portland. Small and cheap. Some have garages too.
- Shared walls with courtyards. 1920 style homes like in SW Portland. Small and cheap. Some have garages too.
- I think Cottage housing will appeal to certain people who yearn for a separate home and plot of land to call their own but do not need the space, do not want the maintenance and cannot afford the current cost of homes in Shoreline these days.
- The images for the landscape / courtyard section appear to represent larger communities on larger parcels. The cottage housing type can be a very valuable class of housing for a community in terms of providing housing density and providing an affordable, ownership style of housing. Please make sure to consider infill development (IE 1 parcel at a time), when setting up standards for cottages. Required courtyards, garages and bike parking storage areas don't fit well on a 3-4 unit cottage development on a 5,000 SF site. Please consider 1,200 SF size limits. 1,000 SF size limits create compromised 2-bedroom home sizes (9x9 rooms). 2 bedrooms are very important from a marketing standpoint versus 1 bedroom, and thus are picked more often than not. An extra 200 SF goes a long way towards quality spaces. Between 1,200 and 1,300 SF, 3 bedroom designs become viable. Have designed and developed numerous cottage projects in Seattle, happy to discuss what I've seen and experienced with you!
- I think it is AMAZING you are doing this and I hope it will catch on around the region. This type of housing will actively help fill the missing middle!
- THANK YOU for considering this- it is so needed!
- Do it! We need more housing! Especially housing that helps foster community and connections via shared spaces.
- It may be the only viable option for people who can't afford the current outrageous home prices in Shoreline.
- There should be minimum lot sizes and property line setbacks that cottages are required to have to ensure that property space is balanced between neighbors. I'd love to keep some privacy and space between myself and others, imagine having a row of cottages facing right against your backyard.
- I'm of the Boomer generation, and I have a lot of stuff. It would take some significant effort on my part to be able to downsize enough for a cottage house. But, I have noticed that younger generations are more interested in having a smaller footprint with less stuff, so maybe for the future, cottage housing makes sense.
- It would be great to integrate opportunities for a community garden area and/or permaculture in the central common area.
- Build it all! We need it :)
- I love the idea of having these communities in Shoreline. I am thrilled that it's a possibility!



- Make available low income loans so people like me (single female 67) can get out of the rental racket, have pride of ownership and be able to afford during retirement years.
You've forgotten to have questions about pets?
- I hope you proceed with this, love the idea and want to see more of this in Shoreline
- 😊 again, my apologies for my lack of patience with this survey, but this isn't the first time I've been asked to distribute a survey that I feel is so flawed from a research point of view.
- Some of Shoreline's cottage housing is really sterile & ugly, some looks good. Shoreline's development is out of control. There are frequently no setbacks, depending on zones all trees are removed and often there is very little in the way of landscaping, including no street trees. How will cottage housing look if development is so skewed in favor of developers? I don't think middle housing will actually be that affordable.
- I like the idea of adding more cottage houses. They offer a different option than the endless rows of townhouses that seem to be being built. Cottage houses offer options without having to share walls and be so on top of your neighbors.
- I love the GROW community on Bainbridge Island. Such interest, modern architecture that uses natural materials. They keep their color palette limited but offer different styles of homes and lot orientations. Please! The greater PNW/Seattle region needs more well-designed, modern architecture like this.
- I think cottage homes can be beautiful, create community and use less resources in land, building materials and energy use.
- N_A
- These are super cute and I think they can be a nice addition to shoreline housing if they're actually affordable. We have a great opportunity to help provide housing people will be ok with in their neighborhood while also building some community and a small open space, which are sorely lacking
- 3 bedroom 2 bathroom options would be even better.
- I think there are pros and cons to it..For those of us who are seniors looking to stay in Shoreline affordable and 1 level housing is almost nil so cottage housing can be a solution..it can also be a way for widowed or single people to have a sense of community
- Do not build it!
- Please approve! Shoreline needs more long term housing for those who are priced out of buying.
- I strongly would like to have the design of the homes be different. Can you imagine what it would like if they were all the same? The feeling would be so yucky would be like living in prison cells. After the bridge would've been built no other neighborhood would want them in their space. I would like to see some form of handicap access in and out of the homes. I would like to make sure there was 36 inches of insulation in the ceiling. It would really be nice if there could be a wood stove rather small at least the pipe chimney area to be used at will.
When people live in multiple structures like this they need privacy and sound resistant products like double or triple thick windows good insulation in the walls. I would like to see any stairs inside not be covered with carpet talk to the fire department. I would like to see them not be rentals because I don't want some developer to come in and buy them all up and run them into Slums.
- I love it! I think cottages can be absolutely adorable and charming. Cuter than townhomes where you just see a row of garages at street level. And we need more affordable housing.



- I love the style and would have chosen it over a house if it had been more available
- I would love a cottage house!!
- I think it's a smart idea if designed correctly.
- Aging in place a cottage community might make sense for me eventually.
- I like the concept of cottage housing, and i also recognize that right now the quality of housing is not the cause of the homelessness problem in shoreline seattle
- Kudos for looking into cottage housing. I lived in a cottage community in Tempe AZ years ago. It was an amazing lifestyle for those of us who could not afford individual homes on private lots.
- Would love to see more of these communities in Shoreline! Especially in/near Richmond Beach, where home prices are very high. Thank you for doing this.
- Oppose any kind of cottage houses in residential, single family streets/neighborhoods. Keep them in areas already zoned multifamily.
- Love this idea for housing, I think the green space is just as important as how the homes look. Good luck with the project!
- As long as there is dedicated parking for each unit, I'm happy. Probably need guest or overload parking, or perhaps have two parking spots for each unit.
- I am a fan of the efficient use of space and the encouraged community. More housing in closet proximity means we can support more local businesses and have a more walkable and rideable neighborhood.
- I think this is great. Hopeful they accommodate low income too
- I like the idea of cottage housing much better than imposing townhouses which are also pretty pricey. Cottage housing provides private space inside and out while encouraging interactions from a porch or common area.
- Zoning is a critical element for success. Not so many units that they're jammed together and claustrophobic! Absolutely, positively, have room for trees! As much as possible, preserve existing mature ones — with excellent protection for root area. No work or machines that will compact soil. Trees, trees, trees! They are disappearing far too fast in Shoreline with the hundreds of apartment units. Cottage developments are not incompatible with tree preservation, but it does require careful planning AND monitoring by the city. I speak with deep regret for 12 large firs that vanished on my block a few years ago. The developer promised lots of trees, which was hogwash.
- Shared garden beds, small indoor community gathering space, solar, rain cisterns, shared bike repair and garden sheds, small play area for children, exercise room for adults.
- If I didn't own a house that was single story and under 1700 square feet, I would find cottage housing greatly attractive. It's the right size for two of us.
- I think cottage housing is an all around GREAT idea!
- Do not want cottage housing as a way to in-fill existing neighborhoods. Might work in areas that have been up-zoned around Light Rail stations in the MUR-35 as a transition zone to single family.
- I fully support including cottage housing in our mix. My reservations are based on avocations that require more space than a cottage permits. We need a crafts/sewing space and room for a piano/drums. I would prefer a rambler on a small lot - a place its okay to make noise and to make a mess!
Cottage housing communities probably should include a community room/facility for families to gather.



- To improve the lack of family housing allow non-owner occupied properties to build cottage housing.
- It trashes the neighborhood. The examples I have seen in Shoreline are 'bad design'. The city built crap houses that are a burden on the neighborhood and the occupants have no privacy etc. etc. The city should consider hiring some qualified consultants
- Cottage housing is completely fine with me however you have to have offstreet required parking for the builders. I would suggest two parking spaces per unit versus one or none that usually occurs
- I fully support allowing cottage housing in Shoreline. It is a great way to reduce the “missing middle” and increase housing density that is desperately needed at this time. This survey provided lots of great options for how cottage housing could look. I’m not sure it’s needs to be regulated to this level of detail. All options provided seem perfectly lovely to me. Thank you for working on this.
- If seniors are a target owner, two story cottages is a poor choice. The ones I have seen have steep narrow stairways. Two exterior doors is a good safety requirement.
- If seniors are a target owner, two story cottages is a poor choice. The ones I have seen have steep narrow stairways. Two exterior doors is a good safety requirement.
- There is a false perception among Shoreline City Councilmembers that infill density is absolutely required to address homelessness. It is not. What this project will accomplish instead is to significantly add to the local population without substantially increasing the local tax base, ensuring a further spiraling of road traffic, noise, and property taxes in order to educate the children in these units. These costs will principally be borne by established homeowners in the community, further decreasing Shoreline’s affordability for people who cannot just pick up and leave.
Also, if further slashing Shoreline's tree canopy is the goal, another kind of unnecessary multifamily housing initiative seems the surest method to reach it.
- You didn't mention cottage housing with a loft, which is great storage and or an extra room with a screen.
- Wonderful community for all ages
- Since the cottages are small it would be nice to have a community building that can be reserved for residents to host larger gatherings or community events.
- Please make cottage housing a thing in Shoreline!!!!!!
- Needs to have plenty of storage.
- Please plant trees!
- I LOVE the cottages at 4800 Fremont Ave in Seattle and I wish we could have more of them. Legalize this everywhere!
- Think I’ve made my views abundantly clear.
- I like it better than apartments all over the place. Prefer the old look of Shoreline.
- It seems so much more appealing than all those super gross apartment buildings that look like shipping containers jumbled together. Affordable housing is impossible to find anyway, so might as well go for the option that looks better and will instill more pride in residents, more sense of permanence. These seem like the ideal living situation to me -- tiny homes with lifestyles that revolve less around storing a bunch of stuff and more around feeling like a community.



- A community garden would be an amazing added feature that would help provide food and foster cooperation.
- Consider allowing a future HOA/developer make some of the decisions around housing type and fencing. Also, consider a shared shed for garden tools, storage for large hobby items, etc.
- Fantastic idea!
- Would like to make sure cottage housing doesn't take over all single family zones. Could there be a limit on distance from one development to another, or limited to certain areas of the city?
- My mother (elderly single adult) lives in cottage housing on the peninsula and it has provided great community opportunities for her.
- Cottage housing seems great, especially if it is linked up with community building policy and community based neighborhoods.
- LOVE the idea if done well and kept affordable to modest incomes (IE making requirements to builders). Please add some 3+ bedroom models to this work, if you make 2 or more stories it wouldn't have to take up more of a land footprint and would open this model up to more families.

PLEASE PLEASE look into partnering with land trusts, IE Homestead Community Land Trust. They are doing work like this already in south end of Seattle, and help with keep housing affordable. Also prioritizing outdoor community space is a huge bonus.

- I would like an easier option to build one or more tiny houses on my existing lot so I and family/friends can live separately but close enough to care for each other as we age. Individual home owners seem to have overall more restrictions compared to the developers clogging Shoreline with high density condos/apartments with too many cars and not enough parking
- There should be separate cottage housing for people with no pets! And other cottage housing for people who do have pets or little kids.
- Noise level could be an issue
I car owner per unit
Close to shopping/bus/ schools
- I look forward to improved access to affordable housing as I grow older and begin to seek out retirement housing
- I like this idea, it densifies while maintaining a cute neighborhood appeal that apartments don't necessarily do.
- Affordable housing is essential to cheating and maintaining a diverse invested community in Shoreline. I hope cottage homes can help provide more options.
- Make sure to leave greenscape and stop allowing buildings right up to fire code.
- Cottage living is first about community and not about affordable housing . Without a strong HOA and upkeep requirements a little community with no rules will quickly become a mess. Please don't pack too many houses in too little space, with no trees, no garden space and no common meeting space. do provide 2 car parking for each cottage and make sure there is enough water pressure and fire hydrants-little wooden homes too close together are a disaster waiting to happen. Please DO NOT consider one bedroom homes!!
- Please provide enough parking for the houses and guests, at least 2.5 spots per house otherwise it overflows streets



- I think they're really aesthetically pleasing, and I enjoyed seeing the few cottage developments that currently exist in Shoreline. I would much rather have more of these than more condo, townhome, and apartment buildings going up in single-home neighborhoods.
- It would be great to have single family options for people to downsize into and stay in Shoreline. Just like this!
- The more housing options we have in Shoreline, the better!
- I would like to learn more about the cottage housing developments already built in Shoreline and what worked/didn't leading the repeal of the previous regulations.
- Community, lower maintenance than a SFH, and slightly less expensive than SFH are my needs and goals.
- I think cottage housing can be very attractive and can offer an alternative to large homes in subdivisions. However, the design requirements should not be overly restrictive such that they make the cottages unaffordable. I think they should be able to be larger than 1200 square feet so there is some middle ground between the cottages and typical large single family homes.
- I'd like to live in a cottage when I'm older, maybe retired and I can't handle all the stairs in my townhouse anymore.



Appendix C: Cottage Resident Survey Results

Table 1: Question 1

How many bedrooms are in your Cottage House?	Percent of Residents	Number of Residents
0 Bedrooms	0.00%	0
1 Bedroom	18.18%	2
2 Bedrooms	63.64%	7
3+ Bedrooms	18.18%	2
Answered		11
Skipped		0

Table 2: Question 2

How many bathrooms are in your Cottage House?	Percent of Residents	Number of Residents
0 Bathrooms	0.00%	0
1 Bathrooms	36.36%	4
1.5 Bathrooms	9.09%	1
2 Bathrooms	54.55%	6
Answered		11
Skipped		0

Table 3: Question 3

How many stories (levels) is your Cottage House?	Percent of Residents	Number of Residents
1 Stories	0.00%	0
1.5 (loft space above main living space)	18.18%	2
2 Stories	81.82%	9
3 Stories	0.00%	0
Answered		11
Skipped		0

Table 4: Question 4

How do you feel about the size of your Cottage House?	Percent of Residents	Number of Residents
It is the right size for my household	63.64%	7
It is too large for my household	0.00%	0
It is too small for my household	36.36%	4
Answered		11
Skipped		0



Table 5: Question 5

What do you like about the location of your Cottage House?	Percent of Residents	Number of Residents
Close to bus/transit stops	81.82%	9
Close to parks	54.55%	6
Close to shopping	72.73%	8
Close to schools	36.36%	4
Close to healthcare facilities	18.18%	2
Close to jobs/employment	45.45%	5
Close to friends/family	36.36%	4
Answered		11
Skipped		0

Table 6: Question 7

Do you like the amount of private outdoor space in your Cottage House?	Percent of Residents	Number of Residents
Yes, I like the amount of private outdoor space	72.73%	8
No, I want more private outdoor space	27.27%	3
No, I want less private outdoor space	0.00%	0
Answered		11
Skipped		0

Table 7: Question 8

Do you like the amount of shared outdoor space in your Cottage House community?	Percent of Residents	Number of Residents
Yes, I like the amount of shared outdoor space	100.00%	11
No, I want more shared outdoor space	0.00%	0
No, I want less shared outdoor space	0.00%	0
Answered		11
Skipped		0



Attachment B - Public Engagement Summary

SHORELINE COTTAGE HOUSING CODE PUBLIC OUTREACH SUMMARY

Table 8: Question 9

How many vehicles does your household have?	Percent of Residents	Number of Residents
0 Vehicles	0.00%	0
1 Vehicle	63.64%	7
2 Vehicles	36.36%	4
3+ Vehicles	0.00%	0
Answered		11
Skipped		0

Table 9: Question 10

Is there enough parking available for members of your household?	Percent of Residents	Number of Residents
Yes	81.82%	9
No	18.18%	2
Answered		11
Skipped		0

Table 10: Question 11

Is there enough parking available for guests of your household?	Percent of Residents	Number of Residents
Yes	63.64%	7
No	36.36%	4
Answered		11
Skipped		0

Table 11: Question 12

How many bicycles does your household have?	Percent of Residents	Number of Residents
0 Bicycles	9.09%	1
1 Bicycle	36.36%	4
2 Bicycles	27.27%	3
3+ Bicycles	27.27%	3
Answered		11
Skipped		0



Attachment B - Public Engagement Summary

SHORELINE COTTAGE HOUSING CODE PUBLIC OUTREACH SUMMARY

Table 12: Question 13

Is there enough secure bicycle storage available for members of your household?	Percent of Residents	Number of Residents
Yes	63.64%	7
No	36.36%	4
Answered		11
Skipped		0

Table 13: Question 14

Is there enough secure bicycle storage available for guests of your household?	Percent of Residents	Number of Residents
Yes	36.36%	4
No	63.64%	7
Answered		11
Skipped		0

Table 14: Question 17

How many people live in your Cottage House?	Percent of Residents	Number of Residents
1 Person	36.36%	4
2 People	36.36%	4
3 People	9.09%	1
4 People	0.00%	0
5+ People	18.18%	2
Answered		11
Skipped		0

Table 15: Question 18

How many pets live in your Cottage House?	Percent of Residents	Number of Residents
0 Pets	36.36%	4
1 Pets	45.45%	5
2 Pets	9.09%	1
3+ Pets	9.09%	1
Answered		11
Skipped		0



Attachment B - Public Engagement Summary

SHORELINE COTTAGE HOUSING CODE PUBLIC OUTREACH SUMMARY

Table 16: Question 19

Do you rent or own your Cottage House?	Percent of Residents	Number of Residents
Rent	0.00%	0
Own	100.00%	11
Other (please specify)	0.00%	0.00%
Answered		11
Skipped		0

Table 17: Question 20

Age Range	What are the ages of your household members?						Total
	You	Other household member	Other household member	Other household member	Other household member	Other household member	
Under 18	0	0	2	1	1	0	2
18-34	0	0	0	0	0	0	0
35-44	4	4	0	0	0	0	4
45-54	0	0	0	0	0	0	0
55-64	3	1	0	0	0	0	3
65-74	4	0	0	0	0	0	4
75-84	0	1	0	0	0	0	1
85+	0	0	0	0	0	0	0
							Answered 11
							Skipped 0

Table 18: Question 21

Which Cottage House development do you live in?	Percent of Residents	Number of Residents
Reserve Cottages (20215 15th Ave NW)	27.27%	3
Hopper Cottages (19509 8th Ave NW)	0.00%	0
Meridian Park (1315 N 185th)	27.27%	3
Ashworth Cottages (1605 Ashworth Ave)	0.00%	0
Fremont Cottages (16332 Fremont Ave N)	0.00%	0
Greenwood Cottages (316 N 160th)	36.36%	4
Madrona Cottages (15721 Dayton Ave N)	9.09%	1
Other (please specify)	0.00%	0
Answered		11
Skipped		0



Appendix D: Cottage Resident Survey Write-In Responses

Question 4

How do you feel about the size of your Cottage House?

- It is a large open space with one skylight that can be open. I wish I had another bathroom. The closet space is minimal and I have racks for clothes upstairs to accommodate all my belongings. There are no lights in the closet under the stairs, and what was the linen closet which I turned into the pantry.
- 1100 sq ft
- Our home is ~950 sf with two bedrooms and 1.25 baths. It is just my husband and I yet we are looking to purchase a new home due to storage issues (there is no garage) and no place for guests to stay. We have outfitted the attic to accommodate luggage, holiday items, etc so the second bedroom is counted on to be an office, workout room, additional storage. If we had a garage or more sufficient storage space or attic the living situation would feel more sustainable.
- 980 sq ft
- ~950sq ft
- I would like a second bedroom and an half bathroom.
- Size: just under 1000 square feet
- It is perfectly sized but that might be partially due to the excellent design - lots of built ins and storage. Such things make all the difference in small spaces.
- There are 3 in our household. The unit is 990 sq ft. The perfect size would have been 1200 to 1300.

Question 5

What do you like about the location of your Cottage House?

- Lower price per sq ft for a freestanding house in our area
- The location doesn't matter as much as the built-in community that comes with a proper design.
- It was an affordable option for the elementary school area we needed to be in. Most other options were large expensive single family houses.

Question 6

What do you dislike or what would you change about the location of your Cottage House?

- Nothing
- Stone Avenue is loud and a cut-through street. We are also too close to Aurora.
- Too close to 7-11. Very noisy at night.
- Everyone in the community still drives their cars most days.
- Nothing.
- Nothing
- No change
- Multi-family housing (the Central Market complex) is coming too close. With any luck, it won't come any closer. And a view would be nice. :-)
- Not near to transit. Ideally these cottages would be near transit. So many of the units have two cars.



Question 7

Do you like the amount of private outdoor space in your Cottage House?

- The HOA has been very good about allowing home owners to take care of their yard within 3-4 feet of the house. This should be baked into the HOA agreement, that home owners, if they wish, should be able to take care of their own plants, etc. within a certain range of their house. This reduces HOA maintenance (no need to have a landscape contractor) and makes it feel like you own the home.
- I believe I have the least amount of space within my fence. I would like a little bit more space for flowers
- We are lucky to have the most private outdoor space of all the cottages, due to the way our home is situated at the corner of our complex. We have about 700 sf or so of space and have built a patio and garden.
- Not too happy with neighbor's tree that drops leaves flowers berries all year round
- I have a very small lawn but more than enough garden beds to stay occupied engaged with my private landscaping.
- I wish my deck had more private space.
- Each cottage should come with its own small yard and space that can be planted and developed (patio, etc.) as desired - with board approval, of course.
- We have almost enough. But I miss the yard I used to have. I would not recommend that the regulations require more private outdoor space.

Question 8

Do you like the amount of shared outdoor space in your Cottage House community?

- There is also the shared space. It's a great place for everyone to get together. One thing I do not like about the shared space is the requirement to add lighting, and supporting electric poles, next to the sidewalks. I have tripped over these lights AND electric poles many times. I understand they are there to illuminate the sidewalk at night, but there has to be a better way to illuminate the walkways without obstructing the yards as well as keeping the HOA free from liability. It also adds a high energy cost. Hardly anyone walks out at night and needs the lights. Either the lights could be placed more strategically (next to stairways) or reduced dramatically.
- It is sufficient for some, but perhaps not for others. There are 2 halves to our complex wherein one side has an abundance of outdoor space and the other half has very little. Our half has larger grassy areas which are about the size of each home's footprint in-between. This seems to be favorable to me and my neighbors.
- It provides privacy and buffer between cottages.
- I really enjoy it. If it were any bigger, it would be more to take care of by our community. It's great the size that it is.
The shared outdoor space is what builds community. There should be natural gathering spaces in the shared space and not just pathways to somewhere else.
- We could be using it better, but the amount is just right.



Question 10

Is there enough parking available for members of your household?

- There are occasions when there isn't enough parking. Usually it's OK. But we couldn't get another car.
- I wish our HOA had private garages with storage, instead of a carport.
- The two of us take turns for who parks in our covered spot. There are also other spots in the parking lot which are uncovered, and available for rent. We have not felt the need to do this.
- 1 garage per cottage plus 5 additional parking spaces for the community of 6 cottages.
- Quest parking can be tight - especially if owners use the parking. The only predetermined parking is the garages.
- I previously had two vehicles (one was my son's) and even then it was fine. Our development has one garage and one (unassigned) parking space per unit and it works fine with guests as 2nd cars.
- It should be. But we do not live near transit or shopping. The pedestrian facilities on 15th are not good, so we are really car dependent. The units with more than 2 people in the household have two cars. We have one garage space per unit and 5 additional spaces for 6 units.

Question 11

Is there enough parking available for guests of your household?

- It can get tight on parking spaces. I would prefer more.
- I wish we had more guest spots. If I invite more than one car over, I feel pressure from my neighbors to have the second or more cars park outside our area. The closest street parking is about 3 blocks away.
- See answer 10 - but sometimes yes, sometimes no.
- Except on rare occasions (larger parties, contractors, etc.) there is enough space. Many households have 1 car given the smaller house sizes.
- Usually

Question 13

Is there enough secure bicycle storage available for members of your household?

- We keep them in the garage or patio if they are used often.
- Having a private garage would fix this
- We have enough space due to the size of our outdoor area.
- I have to bring bike inside my house for safety/hoa rules
- All community members use their private garages to house their bicycles.
- I keep my bicycle in my one-car garage.
- I store my bike in my garage.
- I keep my bicycle in my garage.
- This is a big problem for us, mostly because our garage space is so small. Really maybe what we needed was a larger garage, not for a bigger car or for more cars, but for better storage.



Question 14

Is there enough secure bicycle storage available for guests of your household?

- We have no bicycle storage for guests. They could put them in your garage. Also, we don't have guests who bring over bicycles. Perhaps this will change in the future.
- Again this is only due to the size of our outdoor area. If we did not have it, there are not any totally secure storage spaces around the property.
- My garage is large enough to hold more than a single bike.
- None

Question 15

What is your favorite aspect of living in a Cottage House?

- Security. There is usually at least one person who is paying attention to who is going through the community. This seems to have the effect of deterring people from coming in that don't need to be there. If there is a problem, one or more neighbors will call the police.
- Community. We have bi-yearly get-togethers. It's great being able to talk to neighbors on a daily basis. You will not get this type of interaction to the degree we do outside of a cottage community. Especially as most of the houses face each other.
- Shared space yard work is taken care of by contractors.
- Everyone does a good job of keeping up their lawns. Those that can't can ask for help for help from other neighbors. On occasion a contractor will come out to take care of yards that need care.
- Less to clean; I moved from a 4 bedroom, 2 1/2 bath. Still have a lot in storage.
- Affordability of a freestanding home in a great neighborhood
- We are lucky to be surrounded by a handful of well mannered and kind people who do their best to respect others and maintain the integrity of the grounds. However, there are 2 to 3 households which do not abide by these principles and have made others' lives anywhere from a little to extremely difficult. Our HOA has also had to go through great lengths in order to insert boundaries, preserve and protect peoples investments and interests.
- My house but with community
- Maintenance of more green space as dwellings have a smaller footprint. Many second growth trees maintained on shared lot. Greater housing affordability, condo like setup with HOA but private spaces, no shared walls. My cottage in particular is far off of the street, less road noise.
- The community (neighbors) and the shared grounds. Although I'm very close to noisy Aurora Ave, my community is quiet and peaceful.
- The sense of community, shared responsibilities
- I have my own walls & space for a garden.
- The beauty of the yards and commons area and the community that this type of living (if done right) generates.
- I really love it. It is such a refuge. The landscaping and design of the units have created a beautiful place to live. The difference between a good cottage development and a bad one is design and that is a hard thing to write into regulation. Ours also works because how far back the units are from the street along a gravel path.



Question 16**If you could change one thing about the Cottage House community you live in, what would it be?**

- We need more space. Being able to have a route to add one more story through HOA approval AND city approval would be helpful. Essentially, allow for a path to add-on, and make the approval process as easy as possible.
- Greater participation from owners in maintenance tasks.
- Add private garages, reduce monthly HOA payment (which might not be possible), make it easier to add electric vehicle charging stations to our parking lot
- Cottage housing is unique and also susceptible to many pitfalls due to the proximity and number of people included in them. In the past there was a household dealing drugs, there is also a home with a mentally unstable person who has threatened 4 other people verbally and physically. These risks of course are present in other areas where with a high density of people living together however I think outdoor space and boundaries/fences go a long way. (The dispute was having to do with a fence or lack of one). FENCES AND SHARED AND PRIVATE GREEN SPACES are non-negotiable!
- Other residents seem to have purchased because they couldn't afford single family home. They don't care about community as a whole. They want to "do what they want" with their property without concern for community as a whole.
- Better neighbors.
- Nothing, I just wish my cottage was a little bigger. But I still love it, as well as my yard. I think when Cottage House communities are done right, they are a terrific option.
- All residents would participate in chores
- The HOA , & more personal space.
- One particular neighbor. But every ointment has a fly ...
- I would like about 200 to 300 sq ft more in living space.

Question 22**If you have anything you would like to tell us about Cottage Housing please enter it here, thanks you!**

- Almost everyone that comes into our community compliments how nice it is. I would expect there to be high demand for cottages if it is made legal again.
- It would be great to have more of them in Shoreline! More cottage homes, less townhomes.
- I've sat on board and it is difficult to navigate rules and regs that apply to our unique situations.
- Two thumbs up!
- Please see my other comments. I really enjoy Cottage Housing, and I feel it should be a priority for Shoreline as an option for increased density.
- The are great for single or couples!
- It should definitely be allowed as a housing option and it should NOT be relegated to multifamily zoning. That would ruin the whole point of it. It should be thought out very carefully and considered on how to build community. It should not be allowed to be built by anyone just trying to make a quick buck rather than considering how it will affect people. And the architecture should reflect small living and not just be a bigger house, squished down into a smaller footprint.



- Cottage developments are great, its too bad that Shoreline overreacted to a couple of bad developments.



Appendix E: Technical Review Staff Feedback

1. **Can each unit get its own water meter if they're on the same lot and just in a condominium?**
 - Hydrant installation may be required.
 - A 4" water line is not sufficient, and a water main upsize may be necessary.
 - Who is billed for each meter? Can do large (shared) or individual.
 - Individually metered = 1" meters minimum for fire sprinklers.
 - HOA can pay water bill and sub meter.
 - Impacts on small water mains may need extra consideration on small streets.
 - N city water availability certificate with fixture unit line size dependent on fixture unit count.
2. **Can each unit get its own power meter if they're on the same lot and just in a condominium?**
 - Houses can be separately metered.
 - Common load may have issues (shared amenities) need to be billed to the HOA.
 - Electric vehicle concerns on additional electric load.
 - Space for utilities may be an issue.
 - need sufficient space and access. Depends on site, may need high-voltage lines and vaults for service. Depends on number of units and electrical load. Need space between utilities (3-5 feet).
3. **For wastewater will a developer extension be required?**
 - Depends on the threshold, size of development, topography, and condition of existing infrastructure.
 - GFC calculations could have a reduction based on square footage of unit
4. **What is the minimum building separation between structures?**
 - Chapter 3 of IRC: 6 feet between buildings or 3' between implied property line. Projection of up to 12-inch overhang
 - If buildings are attached would still be IRC. Code has specific ways to look at duplexes which can reduce to 0' with no openings and 1-hour fire wall rating.
5. **What energy code requirements do cottages need to meet?**
 - Meet the same energy code as houses. Curious about green build requirements.
6. **Are these developments required to meet Americans with Disabilities Act?**
 - For single-family condominiums ADA is not required. A walkway width minimum path of 3'8"
7. **Are sprinklers required in new cottages?**
 - Yes, the sprinkler ordinance applies.
8. **What kind of emergency access is required for these units?**
 - Access concerns – fire truck and ambulance to get in there.
 - Structures in the middle make access difficult.
 - IFC says 150 feet from building.
 - Hose access concerns. Longest hose is 200' and would like to reserve 100 feet of hose for movement around the house.
 - Multi-engine response is a possibility.



- Fire flow of 1,000gpm for a structure less than 3,600sf.
- Need really clear addressing for emergency response
- Assume more aid calls than fire calls
- Possible to have a standpipe system – engines can pump from standpipe on site.

9. Are frontage improvements required for cottage development?

- Yes.

10. Are there turnaround requirements for the driveway/parking area?

- Yes, two standard details: 208 and 209.

11. Does the cottage development need to meet private street standards?

- Possibly (private street is a 20' road with a sidewalk and curb)
- Open to other access standards like a woonerf
- Minimum driveway depth applies.

12. What are the impact fees for cottage houses?

- Would be the same as single-family homes (fire, transportation and park impact fees)

13. Can cottages have an ADU?

- Code currently allows one ADU per lot, so likely only one per development
- Still subject to ADU standards (size limits, owner occupancy, parking etc.)



Appendix F: Technical Stakeholder Group Feedback

1. Have you interacted with cottage housing codes or cottage housing developments in Shoreline or elsewhere? In what capacity?

- Only worked on larger lots, requires aggregating land
 - Increases costs
- Difficult to work with to develop
- Typically density is the trade off for cost impacts
 - Land costs are driven by the market rate and a higher density would make up for that cost
 - Exception: nonprofit projects are functional

2. What do you think makes a cottage housing development successful? What makes the project unsuccessful?

- Singular lots are needed
- Limited setbacks
- Minimum 2 lots to pull off some of the designs
 - Rare to get multiple adjacent lots
 - Code should be mindful of this
- Cars and parking also take up land
- Recommended smaller scale of implementation
 - Code should facilitate a fair density for smaller lots (ideally 2 small lots)
- Courtyards and open space
- 2 story scale works
- Lot coverage requirements
- Good Landscaping
- Modulation works
- More freedom in parking placement
 - Allowances available?
 - Reduced driveway width?
 - Parking efficiency needed to maximum residential space
- Work with other departments to build in code efficiencies
 - Could use a word from the mayor in support of this effort

3. What cottage development incentives and development standards are you familiar with?

- a. Are there any incentives or developments standards that are the best or easiest to work with?**
- Density bonuses



- Curb Cuts
- Making cottages attached
 - See below on utilities
- Doubled use of spaces
 - Multiuse trail/driveway
- Less is more in codes
 - Simple, straightforward code
 - Transparent
 - Limited dev restrictions
 - Not abstract or design heavy
- Are there ways to restructure the impact fee program based? Can the homeowner pay the impact fee cost?

b. What development standards are most challenging to deal with and why?

- Centrally oriented courtyards
- Parking efficiency
- Fire truck scaled driveways
- Utilities – issues with detached clustered homes
 - Permitting difficulties
 - Efficient to install/share

4. What are your thoughts about the following development standards:

a. Maximum cottage size

- Minimum 2 bedrooms needed; 1,000 sf at least
- 3 bedrooms, 1,200 sf
- 500-900 sf minimum sizes for cottages are not feasible
 - No one will build something the size of a 1 bedroom apt.
- Difficult to achieve density in single story
- Don't get into minimum width and depth figures, only SF
- Let designers design the units, you'll have more unique options this way
- Controls on overall depth and modulation

b. Density

- 10-12 units per acre would work
- Density would not be a driving factor, landscaping, parking, and cottage sizing will dictate the site.

c. Building setbacks, both internal and external

- Reduced front setback, street setback should be focus
 - Front – min 10



- Average Side – 5 ft
 - Fire Issues?
- Setbacks can kill the project
 - Too much for too little space

d. Parking

- Parking study and on street parking to meet on site demand
 - Developers find it unpredictable
- Flexible parking code
 - Not all cars will be on site in all likelihood
- 1 unit to 1 stall is the max that should be required
 - Flexibility for lower ratio depending on location of unit
 - i.e. reduction for proximity to TOD.
- Developers understand the pushback but are being burdened with this constraint on a small lot.
- Eliminate any parking requirements for cottage housing or any housing. See attached APA Article from 2020.

e. Affordability

- Wont be affordable in a subsidized sense
- Townhomes in seattle have died based on current regulations, attainable option for housing is more appropriate
- Smaller unit size is more attainable
- Cost will be dictated by land cost
- Caution against layering an affordability requirement to the unit
 - i. Putting too much on developers all at once will discourage creating any units**
- Simplify the permit process to increase the supply which will reduce costs
- Standardized plans or consolidated permit process will reduce costs

f. Open Space

- All about scale, do not ask for too much
- More about quality than quantity
- Amenity space requirements over open space
- Consolidated greenspace
- Limited additional greenspace requirements for each units
- Would a open space bonus work here for proximity to a park? Developers seemed more keen on developing attractive landscaped pathways through the development rather than a green space.

g. Building design

- Let bulk and scale be the design standards



- Less detail for arch standards
- Front door/porches are ok
- Architectural community wants something attractive to sell

5. What permit processes have you used to develop cottage housing? What has been your experience with those processes?

- Limited permit process, difficult when it's a new process
- Single, consolidated permit process for building/land use
- Flexible/deviation/bonus process
- Do not view this project as a plat process
 - Plats have separate civil process (i.e. frontage improvements) that slows the process
- Standardized plans
- Remember – this is an infill and not a new build
- Curious to know if the city wants to condominiumize the development
 - Elise said it was a consideration but not set in stone
 - Past projects have done this

6. What else would you like to tell us about cottage housing?

- Developers were supportive and excited about the intent of this project and appreciate being included.
- Continue including the developers in the code drafting process for feedback
 - Willing to lookover the draft and see if it would work

Other Feedback

- Developers are using “cottages” as language to describe ADU’s and “cluster housing” for cottage developments
 - Difficulty in understanding differentiating
- Seattle uses condominium act to permit and sell cottage homes/smaller scale housing
- Developers asked about the City’s’ goals for growth and density
 - Elise stated we need to meet GMA growth planning requirements for the comprehensive plan



Appendix G: Community Focus Group Feedback

1. **Have you interacted with cottage housing codes or cottage housing developments in Shoreline or elsewhere? In what capacity? Neighbor? Resident? Guest?**
 - toured a couple. The ones up by Einstein School (195th) and I liked them. The other ones that are older, trying to look at the map, some are crowded and face each other, some are small, some don't have back doors. One of the problems was that they all have decks. There wasn't any room for chairs, really only useful for bikes or storage instead of actual usable space. Support cottage housing generally though.
 - Takes me back 25 years. When I first moved to Seattle in 1997. Friends of mine had just moved to Bainbridge Island on Madison, Madison Cottages. Perfectly fit with the character of the island. Certainly the island has changed a lot in 25 years. They lived in a small two-story, skinny cottage (not short and squat) but very adorable and perfect for them as young renters. Ever since then I've noticed cottage housing whenever I see it. Familiar with a few of the developments in Shoreline, would like a copy of the map so I can see the other ones.
 - Familiar with them on Whidbey Island (docking circle, Langley). Walk past the one on Ashworth and 183rd fairly regularly.
 - haven't toured any, walked by ones on 183rd. Haven't seen any inside. They look cute.

2. **Could you see yourself or someone you know living in a cottage house in the future? Why or why not?**
 - I could not live in one, not the one's I've seen. Gets claustrophobic and the rooms are so small. Due to my age, couldn't live in a two-story one. Stairs can be quite steep, couldn't carry things up or down the stairs. Targeting seniors, it's important for it not to be two stories.
 - Agree. Might people want to be in a cottage might be older or elderly. Don't want to be too far from parking, carrying groceries, gardening things.
 - Mentioned to a coworker that I was joining this focus group this evening. She and her husband are late 20s/early 30s and she said she'd love to live in something like that. But, they had concerns that something that small would still be unaffordable because of this housing market. It may be appropriate for younger people or couples, as their first home perhaps.
 - Absolutely see myself living in a cottage home provided it has privacy. I think that's a big piece. Love the idea of being in community with people, being close. Having fences or shrubs to provide privacy, so my windows aren't looking right into their window. I'm 36 and a lot of people even my age are also looking for one story homes.
 - Two types of pictures here – quaint cottages with a lot of details on the exterior walls juxtaposed to more stark, modern ones. Don't care for the modern ones, they aren't cohesive with the neighborhood. The tall skinny ones, up and down ceilings. One story is preferred. This cottage idea would be preferred over tall skinny ones. Would it be double-walled construction or a small single-family house?



3. What would you say if a cottage housing development were proposed near you?

- Thumbs up
- Love it! Although at some point I'd like to share my support for a wide variety of housing types, not just cottage housing. It is one very unique style, I think for folks who are concerned for neighborhood character, but it will fit perfectly for them. Things like duplexes, triplexes, rowhouses also could fit in well with community character but for some reason people are still afraid of them. I have my eye on two properties that I think would be a perfect candidate for something like this. It's the traditional neighborhood concerns about density being a bad thing – people need to realize that Shoreline is a growing city and people are coming, and we need to build more.
- I don't support duplexes and triplexes because they are primarily for renters. This is supposed to be the next step for people who want to gain equity in their home. Don't know how to split it into separate ownership. People will move out of their family home and into the apartment. The apartments they are building now they are very, very small. If they're buying a duplex they aren't getting much more space. For a one story, it requires more space. What we need to focus on, for cottage housing, is that they are owner occupied. If they are owner occupied then you have more of a commitment to the neighborhood. 90% of the renters around me you would never know they are renters, they take care of the property and care about the community. One renter up the street – we don't limit the amount or type of people living together they aren't going to respect the neighborhood as much.
- I agree. I live in a Condo. The Condo association might come in and say we can only have one rental, or two rentals. Trying to keep people who live there for longer, people who care about keep their places looking nice.
- Having more housing types is a priority. Buying a home is completely out of range for most people. Housing prices around here are bananas. Hopefully cottage housing would provide a lower price point. I love the idea of cottage housing near me, I think it would develop a stronger sense of community. The common space that comes with these for people to gather, and having more gathering spaces in the community is a good thing.

4. Do you have any concerns about cottages you think the city should focus on as a regulator?**Examples: location, density, affordability, height, trees, parking, other?**

- If any of you have been following our wonderful tree group. I would really push that there are careful about what trees they take down. We have some beautiful trees in Shoreline and they are being removed. They should be aware that we don't need to have a lot of trees taken down.
- Parking is concentrated "off site" or away from the individual units and can be in a collective. Don't assume that every single unit is going to have one car or more. There may be opportunities for less than one parking stall per dwelling. Younger folks who may be in these units, particularly close to frequent transit, they may not be car dependent. Even if they do have a car, it may not get a lot of use. That should be taken



- into consideration. That should be taken into consideration for the size of the parking lot.
- Some people might have no cars, some people might have two. It seems fair or equitable for each unit to at least have one. If they don't need it they could offer it to someone else.
 - I live where all of the houses are built in the 1950s and they have one parking spot, most in carports instead of closed garages. All of my neighbors have multiple cars. Not everyone can access everything by bus or light rail. Nobody is working downtown anymore! If you need to go grocery shopping and you need to carry more than two things then you aren't going to be able to.
 - Richmond Beach doesn't have where you can walk to a grocery store, there aren't many places in the city.
 - It's naïve of us as a city to say the next generation isn't going to use cars. We still have a layout that is based on cars. The east coast had their mass transportation put in a long time ago, but here on the west coast we are car centric. We shouldn't be eliminating as much parking as we have even in the MUR-70s.
 - don't you see all of these grocery carts all over the place? They take them out to residences or apartment buildings. I don't know where they get them from, and the City won't pick them up. You have to have alternatives other than we'll build more grocery stores. You have to be able to carry the stuff.
 - Any of you have a relative that walked around Seattle in the 1940s. They would have an aluminum wire basket to carry groceries to wheel them home. When I moved out here to Seattle I moved out to Richmond Highlands. There is no place to park in Shoreline! You park wherever you want as long as it isn't blocking or driveway, or doesn't have signs prohibiting it. Think of a road that doesn't have sidewalks. From the middle of that road, the city might own 20' from the centerline into the front of the property. We're not going to be able to get parking once they move that cement sidewalk – there won't be room on the street.
 - Fine with people parking on the street. If it's for days or weeks that can be frustrating. About having fewer cars, the kind of people who want to live in a house that is 800-1200 sqft aren't going to have a lot of stuff as it is, but they are the kind of people who may own fewer cars (and fewer stuff) than other families have. This seems like a nice opportunity to go above and beyond city code, maybe on a pilot project basis, more sustainable. Putting in electric vehicle charging, requiring solar panels, bike repair stations, etc. Efforts to decarbonize our transportation system.
 - Back to off-street parking and the ROW. The benefit of the off-street parking, if there's opportunity to tuck cars away, behind. People don't like looking at cars. It bolsters curb appeal and sense of community. A two-car garage is an ugly face to put on a house. Discourage on-street parking right in front of a cottage development. Agree about residents here likely not having a lot of stuff (bigger cars like SUVs, multiple cars). If they are in a transit accessible area, a lot of residents may not have cars. We definitely don't want to encourage them right on the street when there are better uses of the street



such as green stormwater infrastructure, planting strips, bike lanes. It should be used for things that improve our lives, not storage of vehicles.

- My son was very into sports when he lived in his small apartment, then he got a bike and he had to bring it into the apartment to keep it secure, then a second bike, then all this hiking equipment. When you think about stuff about what you might store in your house. Things you might keep in a garage, attic, or basement. Young people are going to have scooters, bikes, safety equipment.
- Is the garbage going to be somewhere? Will each unit have its own bins or will there be a shared dumpster? Does the code right now allow for two people per bedroom? So theoretically four people for each cottage?
- Enclosed garages. I have a carport and would love to have a garage. We don't have great year-round weather. Bikes need to be inside too. With all of the rain we have too, those bikes are going to be toast. Even a car in a carport can get damp and nasty inside.
- I agree with that, but what percentage of people that have garages actually have cars in them. People might not necessarily put cars in them. We love the idea of the bike lockers that was in the initial survey that went out.

5. Where would you like to see cottages in Shoreline/where WOULDN'T you like to see cottages in Shoreline?

- Well we're building all of the apartments and high rises near transit. Near shops and restaurants would be nicer. I don't know, I don't think where we're putting multi-family is appropriate. It's going to diminish their value to be near apartments.
- If I'm looking at this list, near shops and restaurants. Being able to walk to places you want to utilize. You want to be close to transit, but, for example, there's a lot of unpleasant types that hang around these places so I don't know if I'd want to live close to that.
- My initial reaction was to say everywhere. Hearing some of the comments, people think of transit and they think of one place – the Aurora corridor. Transit goes everywhere in Shoreline. There are many, many frequent transit corridors in Shoreline. Cottage housing in residential neighborhoods adjacent to commercial centers. I think we need to visualize a future that is different than what it is now, where we're seeing a huge percentage of the City being single family housing. Much of the apartments are on Aurora. That's a pretty stark difference. If we can sprinkle the missing middle and higher density throughout all residential areas, and near commercial centers, we'll be able to accommodate the growing population that is here and is coming.
- Comment on the bus service. Metro has cut back so much. It used to be very easy to get around Shoreline but it's not so easy anymore. I took the bus into downtown Seattle for years. All buses lead to light rail now, which isn't useful if you aren't going somewhere on the train. Should be re-addressed with smaller buses that go around local neighborhoods or something. Huge buses going through Shoreline's neighborhoods isn't feasible either.



- A lot of people are willing to walk several minutes or blocks for the bus – there aren't as many buses running now – but maybe combine biking to transit too. I don't know that I'd want to live right next to a transit center too. People are willing to walk or bike to get to transit – it doesn't have to be right next to it, but maybe a few blocks away.

6. What else would you like to tell us about cottage housing?

- Didn't like the option of having the big green space between all of them. Trying to get away from green lawns, they aren't as environmentally friendly. Doesn't provide any privacy. They aren't often occupied. Should be rain gardens. Parents lived in condo down in Richmond Beach which had a pool in the middle. The neighbors weren't at the pool or in the grassy area, they'd just play right outside their unit. The space could be used better.
- One thing I'd like to see, it's hard to know what size the bedrooms would be. Another niche space like a den or office without being a dedicated bedroom, some kind of flex space. Especially as more folks are going to work from home, being aware of how home spaces are being used differently.
- We live in an 810 sqft house, it can be challenging to have such a small home. A space for office uses. Having common space for kids to play and be with the people around you. It might not happen often, but it needs to be an option. If our neighborhood had something like that then people might gather more often. It might be a draw for people to come out of their homes. People who want to live in a community like this, might be more willing to engage with their neighbors. A nice way for them to get together. Especially if their homes are fairly small.
- I don't know if this is our last word, I'm just going to say when I first heard the City would be pursuing cottage housing I was a little surprised and amused considering cottage housing reminds of 25 years ago when I first moved to the region. Graphics from the cottage company, surprised to see if there's still a market for this. The irony is that the city allowed for these and then repealed the ordinance. They were too bulky or whatnot, I hope that we've moved past those things and recognize the need for more housing and more diversity of housing. This is just one of many tools that would help us get there. I'm all for it. I really hope this, if this is what the City Council chose as the first step of the housing action plan, I hope we can accept this but also move into other tools in the toolbox.
- Looking at the screen here, looking at these big porches is really a good idea. If you're going to be in a small space you want as much access to light as you possibly can. Very aware of having a lot of natural daylight.
- Super excited about the idea of this around here. I've always loved this concept.
- Do you have any idea what the timeframe for anything actually getting built?



Appendix H: Open House Group Feedback

Topic One: Maximum Square Footage.

1. Cottages are meant to be smaller dwellings, what are your thoughts about maximum unit size? Minimum unit size? How many bedrooms should it have?
 - Increasing density but getting people their own 4-walls. Not big on limitations. Probably can't get too big if you're trying to get 10/acre. An assortment of sizes is nice 720-1,000 in a development makes it interesting
 - 1,300 is pretty large for a cottage. In 2005/2006 toured Meridian park cottages and they were a great size. 720-950 or 1,000 makes more sense
 - Max 1100 - 1300
 - 900-1000 max for story
 - No thoughts on minimum
 - Like idea of traditional mother in law back yard units
 - Units should be detached from one another
 - Don't want attached units – noise considerations, etc.
 - What is 1.5 stories? Likely a loft. Likes cottage homes that have 1-2 bedrooms (1 room for occupant, guest area or office space) 2 stories off the back
 - Like to see more with 1-story because stairs are quite steep; creates more open layout with one story.
 - Smaller size and one story is probably better for neighborhoods
 - Size is nice when it's relatable to the surrounding community
 - What is the influx of people coming? People who are moving to shoreline are from around the globe and have larger families. Study of existing population is inadequate. What happens in Seattle will happen in Shoreline. We should have studied beyond our boundaries. Study further demographics for influx.
 - Like leaving it as flexible as proposed. 1.5 stories may not be viable for elderly people aging in place. Must have adequate SF on main floor with all amenities (kitchen, bed, bath) there for mobility. Don't require them all be the same but have flexibility on size. Not all should be required to be 1.5 stories.
 - 2-br 2-bath 1,000 sqft, extremely generous. Just her in it. Housemate is going to be moving in. All in this development are like this, some have 1 bath. Some have one or two residents. Always lived in an apartment or small house. Even 800 sqft would be meant for small familiar, 2-bedrooms minimum would be appropriate with a bath and a half. What's the size of the living/dining/kitchen, workable floor plan
 - important to have two toilets. 1.5 min baths. 2-br works if there is space for an office/nook. Doesn't have to be a full separate space or den. Given how many people work at least sometimes from home.
 - husband and I moved from 2br/2ba to a 2,600 sqft SFD in Shoreline. At that time, that 900 sqft unit was perfect for where we were in our living situation. 2 full baths helped



with our needs. One thing that was really helpful was a separate nook for washer/dryer and utility needs. Another requirement to look at for

- One in neighborhood is 1.5 stories, which seems like a reasonable size to him
- How do you align the potential discrepancy between the max height from the surrounding neighborhood and the cottages?
- Have we considered the demographics moving into Shoreline? How will this housing accommodate the potential changes in family size and new population?
- Maybe more demographic studies should be done to future proof the cottages
- No strong feelings either way
- Wanted to know the difference of cottage and a small home.
- I currently own a cottage that is about 1,000 square feet. It is a two bedroom with two baths. It would be nice to have one more bedroom or a den. In my cottage community, there are anywhere from one person to two adults with three kids per cottage. So the 1,000 sq. ft. seems to be able to fit a variety of family sizes.

2. *Should cottages be allowed to be two stories in height?*

- A variety of options 1-1.5 to 2 stories is just fine. Get a diversity of people maybe a single person, retired person, family
- If anything that could be manipulated then it will be by developers - fear 1.5 stories could turn into 2
- “Green built” cottages – coordinate with climate action plan
- Have we considered different design standards for 55+ communities. Some want to live with similarly aged people. Communities for families separated from those from 55+ communities and not allowing to intermingle between populations.
- 2-story would be a good design consideration. Wouldn’t do 3-story. Ask the City to look at accessibility for folks that might need different living considerations in how they interact with their homes. Single story for handicap or other individual
- piggyback on that – agree that it’s a good use of land to have the two stories, fit another bedroom for the small families. For myself I’d want one story, better suited for me because husband suddenly wasn’t able to use stairs. Have to have some that are only one level and accessible.
- concur with others – for retirees, they are going to be looking at dwellings without stairs. There should be the consideration of if you’re sharing a common space like a courtyard, putting the two stories further back so you don’t feel like the courtyard is crowded or in a canyon. The front being one story or the back being two stories
- fine with there being a segment of two stories. Topography and location – conformity to heights in the neighborhood. Easily see a community where it’s in single family where two story is completely conforming, but other locations where existing housing
- Thinking topography, thinking about the trees.
- Put a premium on the aesthetics of the shared courtyard
- 700-1300 square feet size seems good
- For seniors, main floor access and one floor layout is important for mobility.
- Interest in having different sizes of houses



- No requirements on diversity or monotony, there should just be some variety encouraged
- There should be different size standards for older people and younger families
- Different communities to meet different needs
- Someone says they shouldn't be intermingled
- Yes, 1.5 or 2 stories are fine.
- Should have a mix of single, 1.5, and 2 stories.

Topic Two: Density/ Number of Units.

3. *Cottages are meant to be clustered together to create a small neighborhood. Do you have thoughts about a minimum number of units in a cottage community, what about a maximum number of units?*
 - Depends on property size
 - Max per acre 12/acre
 - 12 per acre sounds like a lot
 - Like the idea of having few cottages – more spread out, less potential for conflict
 - Picture on the right has more open space, nice to not have parking right in the front, space for shared garden, bicycle storage, shared cooking facility, village style. Would be nice to have more space for garden. Important to include plenty of green space and outdoor communal space.
 - One on left is not - too far over 6 dwellings per acre
 - 7 feels right (7 per acre)
 - Should vary by lot size. Is there a minimum lot size for cottage housing?
 - Appropriate parking types to accommodate EV-Parking should be considered
 - Needs to consider affordability with density. 7 units on an acre would be harder to afford than the picture of 12 units on an acre.
 - Not having a detached aesthetic being a limiting factor for getting more units or more space per unit.
 - do all of the other surrounding amenities – parking, access, the street, and courtyard, is there a balance there. Not knowing, if there's an anchor, what's the sun like. Want it to be beautiful for the people living there.
 - When I look at cottage housing, it reminds me of co-housing, where an intentional community of people coming together. Shared space for community, cooking, etc. Would want that factored in in some way. Do they enable some sense of shared space.
 - The shared space, the community space – that is an important feature of where I live. It's a horseshoe and in the center has a large courtyard with a seating area. A number of events, casual run ins and get togethers. We don't have an enclosed or covered area, so it's hard when the weather is rainy and gray. An extra building with a community space, if community is one of the goals. There should be an allowance for a community space.
 - is there an assumption that these would operate under an HOA or would the City maintain it. Private street – managed individually by the neighbors, work together as neighbors.
 - Have a friend in the Pine Street Cottages in Seattle – 22nd and Pine on Capitol Hill. Manage it as an HOA, built back in the 1930s, recently renovated.



- for me, in terms of how much is too much – how large are each of them. There is more uniformity in the units in the renderings shown. Would like to see varied sizes within the community. You could have some higher density if the footprint of the structures. If you had a few 800 sqft and a few 1300. Capping it at the 10-12 may be realistic. If you put 12 of the larger on there, that wouldn't be ideal for a multitude of reasons. Parking, proximity from each others, 5-10' of separation is pretty tight. Green space is clearly a factor. Here's how I would think about it – more than 12 is ridiculous, 10 is realistic. As much as we like to say that we're a transit friendly environment, parking is necessary in so many parts of the City.
- One of the considerations is, will there be the ability for folks to create a private fenced yard. Folks that meet the demographics might have pets or other animals they want to have in a backyard. One of the things we were looking for was a private fenced area for our dog. The other thing is ratio of renters to owners in the living occupancy – not sure if it's something the City would look at. Permanent occupancy of the renters – how often that turns over really changes. Getting to know neighbors is really important.
- Others: seconding the requirement for pet-friendly spaces
- 7-12 average units per acres makes sense
- Because the state/country is shifting away from internal combustion engine cars and towards electric cars, we should also plan to have facilities that support electric cars in the future. We need the charging stuff
- thinks it's important to give people a place where they really belong. She is interested in having attached units more like townhouses
- No opinions about the minimum or maximum number of units per development.
- More emphasis on the spacing and layout of units. Don't want it to look too crowded, plenty of space between units and to fit within the natural environment of the site.
- This would depend on the lot size and size of the units. I am currently in a cottage with 12 units with a condo association that requires 5 board members. So, I probably would not go under 6 units.

Topic Three: Setbacks

4. *Cottages are meant to be clustered together, but still provide privacy to residents and neighbors. Do you have thoughts on how close cottages should be to one another and to neighboring properties?*
 - More of a buffer/setback than townhomes have.
 - 10 feels fine, 5 feels tight
 - Landscaping between street and buildings and setbacks between streets and buildings
 - Sorry...would suggest buffer averaging perimeter setback to allow for variety/ options in treating interface with adjacent properties
 - Want a comfortable distance, but sees it as the opposite that new SFRs are too intrusive and do not fit with neighborhood
 - Prefers setbacks between adjacent lots
 - Moved from NE Seattle – it's very changed with boxy houses



- Likes the developments where there is variation between cottages and not boxy but have roof forms with
 - Provides a good option for smaller households like young people and seniors
 - There is pride of ownership in these cottages
 - Preferred shared wall with sound barrier, 2-hour fire wall in between. It would allow more water percolation without using more storm drains
 - Where will the water go since the County has stated we are already at peak stormwater capacity? With much higher rain levels predicted; this may be important to consider.
 - Maybe we should have rooftop gardens to absorb rainwater
 - looking at the plan showing on the screen right now – they're set up like little boxes, can't help but looking into neighboring spaces. Like developments where units are at different angles, so they aren't side-by-side like little boxes.
 - would suggest 10' between buildings, 5' is very very close.
 - closer to 15-20' allows enough privacy to have a fence, some trees. Just enough space to allow that mature overhead growth
 - If a cottage development happens in a single-family neighborhood, make sure it has sufficient setbacks from
 - Increased setback for sides – up it to 10' or 15'
 - One thing I'm mindful of with changing climate is the need for A/C. It can be quite loud, and they often end up right next to the property lines. Installation and placement of those units. Envisioning a whole cottage area. Setbacks to allow for A/C units
 - other utilities too, isolated propane system for our home, with tanks for that. Visibility and safety, screening of that equipment.
 - Shared wall with sound barrier seems preferable to small setback between houses
 - Preserving SFR character with the separation would be good, but it would take a lever architect to make sure the privacy between houses is maintained
 - Stormwater demands change with the amount of usable space and impervious
 - Could place green roofs on top of the cottages for people to garden in.
 - Should be at least 10' feet from one another (the same as SFR minimum distance on the sides.
 - In the cottages I live in, the front setback is probable 25 to 50 feet from the street. It is nice to be back away from a busy street and that is probably where the City is going to site future cottage developments. Between the units, it is about 15 feet. Of the 12 units, only one unit is between two other units, so they have 15 feet on each side of their unit. The other 11 units are sited next to one unit or no other unit
5. *Should a fence or screening landscaping be required between a cottage development and an adjacent property?*
- Landscaping for sure
 - Would like to see fencing for individual units for pets or small children. Cottages on 185th whole front is fenced; don't like that (seems to close off the development)
Example doesn't provide nice common open space area, seems to maximize footprint
 - Between two cottages (arms width) for light and air space



- for the cottage community, landscaping is sufficient. As a dog owner, fencing is useful if you have somebody if you have someone who is not a dog lover. Landscaping can create that sense of privacy and barrier without having to go all the way to fences. Fences sort of put up a wall, and really defeats the purpose of a cottage environment.
- being flexible, providing both options. Fenced in backyard, part of the side of the home is pretty close proximity to one of the neighbors. They planted lavender, lilac, and heirloom roses, arborvitae, it's immaculate! Creates just enough of a privacy barrier, but we all get to enjoy it together. Like having the fence on the other side for security reasons. In privacy, that may not be something everything wants.
- Another reason to have cottage housing in an HOA – someone needs to be responsible for maintaining it, funding it.
- No strong opinions if a fence should be required between cottage and SFRs.

Topic Four: Parking Requirements.

6. *How many on-site parking stalls should be required for each cottage unit?*

- Needs to be 2 parking stalls and needs to account for EV charging
- Don't waive all parking like Seattle
- As a senior I still need a car and a place to park
- Allow car sharing in development to minimize parking or similar types of solutions
- Fewer parking stalls would limit ability to have guests to come over
- Parking impacts would create more resistance
- At least 1 per unit onsite to allow for more green space; discourage parking on the street
- 2 per unit and guest parking
- Will these units be required to have 13R residential sprinkler units with them? Parking in front will cause issue with fire lanes and fire access. Young folks want electric cars if they want cars at all. The might want a fire prevention bureau or talk to the fire marshal about on-street fire lanes even if it's frowned upon.
- Parking being far from the unit would deter elderly people from buying (e.g.: carrying groceries long distances)
- There should be a variety of designs, but parking on the outsides will create more roads. There should be a lot of flexibility in code here. Keep in mind the elderly.
- for residential neighborhood where you're assuming 1-2 occupants per households. 2 parking spaces would be ideal. Most people who live this far out from the city usually need SOV. Need it to get to light rail! Higher density areas where there is proximity to transit, like Aurora, 1-2 spots ideally per unit. Encourage the consideration of other modalities of transportation. Scooters, mopeds, motorcycles, bicycles, other small type of vehicle options.
- 1-2 parking units per units seems like a good ration
- What fire sprinklers are required? Because if there aren't the right type required then you will have to consider fire land and access to the cottages
- Bike parking- people did not have strong feelings about this topic



- She mentioned that its hard for guests to come and visit to find parking. Madrona cottages have garages, and the HOA requires that the garages are to be used for parking and not storage or living space.
- mentioned that parking spaces will go wasted for those who bike and do not own cars.
- We have one garage per unit and six uncovered parking spots. If I were to reconstruct the cottage development, I would have one garage and one uncovered parking spot per unit. We currently only have two units with two cars but in the past the uncovered parking was filled each night without any visitor parking available. Originally, there was street parking available, but a bike lane was installed and we lost our street parking.
- We have looked into adding a charging port in the uncovered parking area and the cost was about \$25,000. At this time that was too expensive for the association.

7. *If street parking is available do you think it is ok for cottage housing residents and guests to park on the street? Should bike parking as well as car parking be required?*

- Guests can street park, but there should be on-site resident parking
- Well it looks to me that residents of the 2 newest townhomes on 10th NE are parking on the street regularly. Some of the residents, not all.
- always a space problem. If garages/ carports and not used can be changed to storage units.
- Don't be too eager to get rid of parking; supportive of bike parking
- Depending on street parking, it should be fine. If it's there, it's public property and people should be allowed to park there.
- See that a lot in neighborhoods in Seattle, increases traffic when you do off-site parking. Also should have some consideration to safety. With people pulling into and out of driveways, less visibility for oncoming traffic.
- holiday hosting, some folks may have 9-15 guests coming over for game nights, holidays, those sorts of things.
- seems reasonable if you have 2 bedrooms to assume you'll have two cars. Off-street parking is more desirable. But, do we know what the size of the property is going to be.
- ADA parking in cottage communities – some of that for the apartment buildings and high density and commercial
- People/visitors parking on the street should be fine, 1-2 parking spots per unit on the property seems like plenty. People in SFR park in the public right of way so why not people in cottage housing.
- Concern expressed about people with lower mobility moving groceries from their car to their house, the parking spots have to be accessible from each of the houses.
- People seem to want different designs for units oriented towards more elderly people.
- Yes, street parking should be used if it is available.
- Weather protected Bike parking should be required. Either in a common bike locker accessible by residents or private storage space associated with the unit.

8. *If the cottage community is close to bus stops or walking distance to shops/restaurants could the required car parking be reduced?*



- No need more reliable transit; supportive of cottages close to transit and other amenities which provides easy transportation.
- A lot of people can't utilize transit
- Yes, reduce to 1 per unit with really good access
- Public transit is dramatically down, rail has declined year over year. Rail use outside of NE corridor will no longer be financially viable. Transit Lanes on the freeways will allow autonomous vehicles to go 100 mph. The parking will need to be electrified and more parking will be needed. We need to anticipate the next 20 years and not looking at the last 20 years.
- Some parking is a necessity.
- If you're talking about 2 cars or a car per bedrooms, and you're right next to the light rail, then yes maybe one car.
- Think it could be a consideration for the whole community. For example if you have 7 cottages and you're assuming 2 per, that's 14. Maybe taking it down to 12. In this rendering it doesn't appear that it's reserved parking – goes with the kind of community this is. A reduction, but wouldn't base it on each. Wouldn't take it one for each, looking at a reduction of 1-2 for the whole community when close to that
- Really concerned with the amount of car prowls and catalytic converter thefts. Not enclosed or secure in any way, makes me scratch my head. More prevalent, not less prevalent. Even in a well-established single-family neighborhood it's getting more common. The loss of the garages is going to have some unintended consequences.
- may impact housing value too if there's no attached or detached garage option
- If the development is in a super walkable area, the parking should be made on the low end. Autonomous vehicle considerations should be taken as well, because we have to consider where the transportation sector is headed.
- A requirement of the siting of a cottage development should be within walking/biking distance to amenities including shopping, food, services, transit.
- Require electric vehicle charging facilities.

9. *Should parking areas be covered or uncovered?*

- a variety should be available options, see what sells
- Covered parking for solar panels
- We don't necessarily need covered parking for charging stations.
- Like the idea of a mix, like a bank of enclosed garage things, have to be on the back half of the property, so it isn't immediately obvious.
- Where I'm living in the apartment building, we have a horseshoe building, on the outside of the building we're assigned a numbered parking space. Go all around the outside of the building facing the building, we can look out the cars. Some people pay a little extra for covered parking. All of it has really good lighting, it feels more secure. Nice when it's raining or snowing to have that covered area.
- Important to have a bay of enclosed garages, I'm not advocating for all of them to that way. Every cottage has one, secured, enclosed garage or storage space. Given the pressures that are happening for urban living, it would be wisdom to have that built into the assumptions. Considered highly valuable for those who are purchasing it. Guest



- spaces in surface lot. Garage for each, but on-street or a shared surface lot for their second vehicle. Strongly advocate for fully enclosed.
- one consideration for enclosed garages, enclosed to do storage space too. Folks may want to use their garage bay to store extra stuff but then park off-site. Flexibility is important for that.
- Small covered areas are being built for EV charging after construction, it would appear there is some flexibility when adapting to EV infrastructure.
- No opinion either way.

Topic Five: Cost/ Affordability.

10. *Cottages are for-sale homes. Should a certain number of units be set aside as affordable?*
- Yes
 - I thought the cottage housing was already focused on filling in mid range price point . So no.
 - Yeah? Unsure/not strong feelings
 - affordable units should be offered but no density 'breaks'
 - Yes,
 - No, cottage housing is meant for 1st time buyers; not going to be high end housing to begin with.
 - How to keep/regulate the affordability? Will there be protection measures to protect against offshoring their money and having them sitting empty and laundering their money? What are the safeguards against that?
 - Find some way to keep some of the units cheaper. Smaller can be cheaper
 - There doesn't seem to be a way to do that without making some "less desirable"
 - absolutely yes
 - Affordability is the single number one issue with housing. I'm a real estate agent, it's a big deal. There are no options. Just have to get proactive on getting alternatives so people aren't turned to the street or vehicle
 - by definition, the structure of the cottage environment will make it a lower price point. Depending on the actual definition of affordability, might not be the same. They're just not the same. Would be reluctant to do a mandate on anything. Not going to have enough information until light rail comes in!
 - Proximity to light rail might have deeper incentives for affordability
 - would ask that the group look at affordability outside of the home (utilities, green design, sustainability, all these factors that get into independent home living – taxes)
 - Variety of size could be key for preserving affordability
 - The group thought affordable for-sale product is a good idea.
 - Affordability is a two-edge sword. You want the units to be affordable but you also want the affordable unit be able to afford the cost of living there. If the cottage community is a condo association would the person who can afford the affordable priced unit be able to continue to pay for the association dues that cover things like water, garbage, landscaping, insurance, taxes, etc.?



11. Cottages are designed to be a path for ownership. Do you think that cottage developments could also be rentals?
- I do not think they are appropriate as rentals.
 - rental is fine with strong CCR's I think
 - No; owner occupied (clear consensus)
 - Least amount of restrictions is better. Some can buy, then some can move out and go to assisted living, move out, then rent.
 - No reason to not allow rentals
 - FHA financing may have issues with financing single tax parcel rentals. Federally insured lending options may be compromised with too many rentals and home ownership becomes untenable. May need CC&Rs to control rentals. (
 - This was discussed earlier – they felt strongly that they should be owned and not rented. They viewed these as a more affordable housing option and that there should be more pathways to ownership. They also valued people staying there for longer periods of time and having less turnover than one might see in rental units.
 - How would we go about making sure they're not rented after the first sale? What about people buying them just to offshore money? How would we ensure there are no rentals or vacancies?
 - Generally, people want to have fewer restrictions. What about a scenario where someone wants to temporarily rent their cottage while they are doing something else, why would we prohibit them from having that source of income?
 - No reason not to allow rentals
 - Financing them to rent them could prove difficult with taxing, finding quality people to rent it to.
 - You would basically need an HOA to covenant against rentals if that's what you wanted to do.
 - No opinion.
12. Housing costs are related to how expensive the permit process can be at the city. What do you think is more important and why:
- A permit process that increases the time spent on the project but allows for more public feedback
 - A streamlined permit process with less feedback opportunities but an overall faster process.
 - Cottage housing should be treated like a small subdivision (less than 9 units) and be completely administrative.
 - Middle-ground. Strong regulations and make it administrative, but on the other hand I'd like to give people an opportunity to provide feedback.
 - I think a creative staff would work on 'smaller' developments, maybe a threshold for larger delvts.

Topic Six: Vegetation and Landscaping.

13. What is more important: Attractive landscaping or usable outdoor space?



- usable outdoor space for the homeowners in the project
- can be both attractive and usable
- Usable outdoor space
- Both are important. Specifically, the use of native vegetation should be used.
- She mentioned that the outdoor common open space at the Madrona Cottages is always being used so it's an important amenity.

14. *What sort of landscaping would you like to see in a cottage community?*

Examples: perimeter landscaping to screen neighbors, maintain existing trees, both community and private landscaping

- both. I am sad to see how many trees have been lost to the townhomes
- Yes maintain our existing tree canopy.
- needs creative designerseach development will need to work with a design concept based on location and existing amenities
- Some trees between to create a sense of privacy
- We discussed this earlier – perimeter landscaping is desired so that neighbors don't have windows looking right into each other. They highly valued saving trees on site. They liked the idea of shared landscaping and ensuring there was an HOA to take care of it all.
- Native trees and landscaping. She mentioned that the original trees planted had to be removed because they got too big and started damaging sidewalks and foundations. So, the right types of trees should be planted from the start.
- Open space should include space for community gardens where residents can garden and grow food for the community.
- Landscaping can add a lot to the livability of a cottage community. I like the idea of landscaping to block noise from the road and the aesthetics of trees and bushes, but I also like a mixture of open space. It is not unusual to look out at our common space and see a soccer game going on with our cottage kids or neighbors meeting to chat and enjoy a glass of wine. I would encourage the landscaping to be low maintenance and properly sized for future growth. We have had to remove trees that became too big for the area they were planted in.

15. *Do you think there should be landscaping between the cottage units and the right of way for screening? Or more open visibility for safety?*

- Retention of existing trees should take priority.

16. *Cottages have a shared open space or common area. What amenities should be considered? Should amenities be required?*

1. *Examples: community garden, gym, play equipment, benches/tables*

- I think leave it up to the developers
- whatever the professional design types believe are appropriate to a wide market/ family vs. retirees
- Depends on developer concept.... pastoral, shared, etc.



- There was discussion earlier about having usable spaces, such as garden boxes, a courtyard with a BBQ and patio, shared dog park space, and covered or enclosed shared spaces so they could be used throughout the year.
- Open space for playing
- Gardens

Topic Seven: Building Design.

17. *What sort of building design standards, if any, would you like to see in cottage communities?*

Examples: roof style, front porches, large windows, renewable materials

- How do they compare to SFRs? Don't want to be overcomplicated so they don't get built.
- they might as well use smart, eco building tech, for energy savings etc. If affordable
- It's not good to put art deco and Spanish style cottages next to each other for examples
- Modernistic looks. Too many big rectangles, flat roofs, no changes in elevations, textures, etc. Should have aesthetic criteria that shows changes and are not monotonous.
- We allow houses to be built next to one another that don't match. It should have variation from the outside and be appealing. Don't want to restrict cottage housing more than we do innis arden rebuilds.
- They valued cottages not all looking alike, "cookie cutter" was thrown around. They liked to see variety in the cottage sizes, and that they were offset at different angles from each other (not just parallel to each other)
- They don't want to see an LA architecture style
- Architectural styles will change, so why would we restrict cottages more than we do SFR? The neighborhood will certainly change around it so it would be counterintuitive to make the cottages static.
- The layout of the site is more important than the design of the building.
- Designed for ADA, accessible, and for aging population. Some should be single-story with no steps for older residents.
- Porches and decks for private outside space

18. *What sort of building standards do you not want to see implemented?*

Examples: modernist, modular, farmhouse style, etc.

- If they don't look like new townhomes on 185th something different than that
- Modernist
- In other discussions, they highly valued architecture that "fit in" with the surrounding community. For example, if surrounding single-family residences were one story in height, then the cottages should also be one story in height. If the surrounding residences were two stories, then they could match that.
- Don't like rectangles, want to see elevation changes
- Focus on sustainability – common solar facility for power, energy efficient construction with increased insulation, heat pumps, and other energy efficient appliances



- Focus on quality and durable materials. Better construction at first so things don't have to be replaced in the future.
- I believe building design should be left to the developer and what the market wants. I like porches as that adds to the community feel and encourages community involvement. I also like the cottage fronts to face into the common area.
- For seniors, "aging in place" could be designed into the units. So having a larger bedroom and closet on the first floor to make ground floor living realistic. The upstairs bedroom with bath could then become caregiver's quarters if necessary. Also ground floor bedrooms and bath should be wheelchair accessible. Finally, more storage than what I have, would be nice.

19. *Is it important that the cottage community have a consistent building design, or does it not matter?*

- I like a lot of diversity myself
- that is a good question. what do designers think/offer?
- gets more expensive with multiple building styles.... going green is good
- Sense of harmony and only so much variation can be done. What's next door is next door, and what's three blocks away is something else. They don't all have to be the same. Some connection in style. Some connection to color palettes.
- Pick a theme and stick with it. Big Lebowski is the best movie ever and a must watch. (Looking at picture on the left of building design)
- People would like to see harmony within each development, but variety among the rest of the neighborhood they're situated in. Connecting in style but not being uniform.
- Shoreline already has a super varied character in the neighborhoods. We would need a committee just to do the design review for aesthetics.
- Design didn't really matter to this group. Could be any style since Shoreline doesn't have a style.

20. *Should the code have few regulations on design and require an applicant to demonstrate consistency with existing neighborhood? Or should there be specific standards in place for uniformity?*

If you want specific standards, what should be considered? Can you provide an example of what you'd want to see?

- I don't think that's as important anymore. we're already such an amalgam of designs in most neighborhoods
- Absolutely yes, they should blend in with the character of the neighborhoods
- It's not a great question. There are post war block houses, contemporary, and modern houses side by side. The existing neighborhoods don't have consistency. It's subjective. It would need a design committee to consider this. (SHE LIKES THE IDEA OF A DESIGN REVIEW COMMITTEE)
- If you match the neighborhood and the neighborhood changes, you no longer match the neighborhood. What's existing will/may change.
- No.



Open Discussion

1. What other considerations should be made in cottage housing placement?
 - anywhere, everywhere. It looks better than the townhomes
 - I'm with her once again.
 - The closer to shops and transit, the easier for Beginning families and retirees to forsake the car
 - access to existing/ future linkage (transit, Trails, parks) should be a priority

2. Do you know someone that lives in a cottage development?
 - I would love to live in something like that. I just retired

3. Do you think other types of housing should be legalized?
 - Where is the city RE duplexes etc.?
 - well-designed cottage housing would have a good sense of community.... feel like home, enclave. maybe think about a lower density would encourage 'nicer' developments I think
 - yes. fourplexes. and I am curious, is cottage housing potentially the Bungalow court you mentioned? Shouldn't we also build Courtyard apts.
 - So do you mean that at this time duplexes, triplexes, fourplexes are not allowed?

4. Open floor for general discussion
 - Sprinklers required?
 - Owner occupancy – check in British Columbia. Houses purchased by private investors – how to prevent?
 - Prevent flipping to short term rentals?
 - Minimum design requirements for certain types of housing – important one is going to be ability to be adaptable to climate change and ensuring sustainability
 - Electric car charging
 - Solar panel
 - Ability to support A/C
 - Will there be a designated zone for cottage housing? A specific area for cottage housing and not for other types of housing?
 - Large SFR homes that could be turned into duplexes etc. how to encourage?
 - please keep in mind the possibility of green roofs in cottage housing
 - There is concern about properties sitting vacant as a way that people offshore money into the US. Vancouver has somewhat solved this problem by implementing a fifteen percent tax on people having the house but not having it occupied.
 - People want to ensure sustainability, potentially beyond the existing standards in place for the neighborhoods/ SFR.





Zoning 2021

Zoning Phase

- 185th Station - Phase 3 (Unlock 2033)
- 145th Station - Phase 2 (Unlock 2033)

Zoning Designation

- MUR-70; Mixed Use Residential (70' height)
- MUR-45; Mixed Use Residential (45' height)
- MUR-35; Mixed Use Residential (35' height)
- MB; Mixed Business
- CB; Community Business
- NB; Neighborhood Business
- PA 3; Planned Area 3
- C; Campus
- CZ; Contract Zone
- R-48; Residential, 48 units/acre
- R-24; Residential, 24 units/acre
- R-18; Residential, 18 units/acre
- R-12; Residential, 12 units/acre
- R-8; Residential, 8 units/acre
- R-6; Residential, 6 units/acre
- R-4; Residential, 4 units/acre
- TC-1 to TC-3; Town Center
- TC-4; Town Center
- PA 4; Planned Area 4

Other Map Features

- Light Rail Station
- City Boundary
- School
- Burlington Northern Rail
- Open Water
- Tax Parcel
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Local Primary
- Shoreline Park

Representation of Official Zoning Map
 Adopted by City Ordinance Nos: 292, 811, 836, 837, 838, & 925
 Shows amendments through May 10, 2021.

1 inch = 2,000 feet

0 500 1,000 2,000 3,000 4,000 Feet

Date: 7/2/2021 | Request: 29200

